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RESIDENTIAL

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**** 15th Floor Two Bedroom Apartment ****

**** Large Kitchen ****

**** Over 850 Sq Ft ****

**** Stunning Views ****

**** Leasehold 125 from 1988 ****

**** EPC Rating E ****

**** Council Tax Band B ****



Lincoln Court, Bethune Road, London

£400,000 Leasehold



Available chain free is this well present this two double bedroom Fifteenth floor flat located in a sought-after location. The property benefits from two double bedrooms, fitted kitchen, spacious light and airy living room with wrap-around windows giving stunning panoramic views of the surrounding areas and wetlands including stunning views of the city skyline and Woodberry Downs Reservoirs, three-piece family bathroom suite and an additional w/c along with storage space throughout. This would be an ideal opportunity for a first time buyer or investor.

Located in Stamford Hill (N16) The highly sought-after Bethune Road provides direct access via a short walk between Stoke Newington and Stamford Hill, you can benefit from easy access to the amenities and conveniences of both Stamford Hill and Stoke Newington. The property is well positioned for local schools and amenities, as well as a host of new restaurants, bars and shops. Nearby travel links include Stamford Hill (0.5 miles), Stoke Newington (0.6 miles) and Manor House (0.7 miles).

The property is 0.7 miles away from Manor House Station which is on the Piccadilly Line and is served by bus routes accessing the local area and Central London.

Hallway

Laminate flooring, wall mounted electric heater, doors to all rooms, door to storage cupboard.

Kitchen

Range of eye and base level units, double glazed window to rear, space for cooker, built-in extractor fan, plumbing for washing machine, space for fridge freezer, stainless steel sink with mixer tap over.

Lounge/Diner

Laminate flooring, double glazed windows to side and rear, wall mounted electric heater.

Bedroom One

Laminate flooring, double glazed windows to side, wall mounted electric heater.

Shower Room

Three piece suite comprising of low level wc, wash hand basin with mixer tap over, shower cubicle with electric shower.

Bedroom Two

Laminate flooring, double glazed windows to side, wall mounted electric heater.

Cloak Room

Two piece suite comprising of low level wc, wash hand basin.

Dressing Room

Laminate flooring

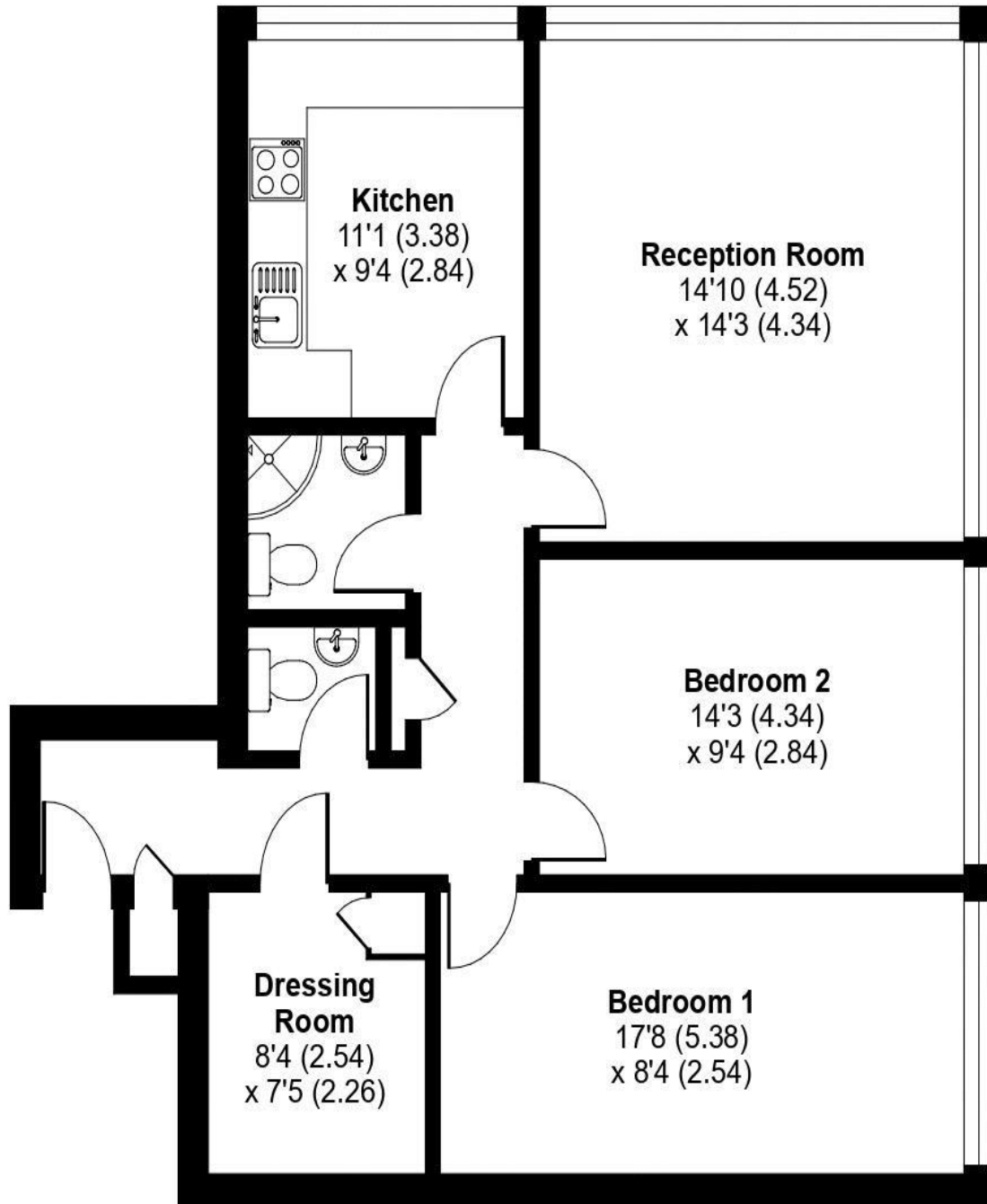
Service Charge Approx £3,256 Annually

Ground Rent £9 Annually

Lincoln Court, Bethune Road, London, N16

Approximate Area = 857 sq ft / 79.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Spencer James Residential. REF: 1216175





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