



**SPENCER JAMES**  
RESIDENTIAL

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**\*\* Development Potential \*\***

**\*\* Chain Free \*\***

**\*\* Large Site (44m x 21m Estimate) \*\***

**\*\* 5 bedroom house \*\***

**\*\* Ideal Location \*\***

**\*\* 2 bedroom annex flat \*\***



**Lordship Road, London**

**£3,500,000 Freehold**



Offered Chain free is five bedroom detached house with a two bedroom annex to the side situated on a large plot with development potential (STP). The property is located in desirable position with direct waterside position on the banks of East Reservoir and across the road from the West Reservoir making this a truly unique position between two reservoirs. The site has a lot of building potential as in this desirable part of Stoke Newington. The property is located close to transport links, range of local parkland including Clissold Park and Finsbury Park, a wide range of shops, Eateries and amenities with beautiful reservoir views.

#### **Bedroom**

Laminate flooring, wall mounted radiator, double glazed window to front

#### **Bedroom**

Laminate flooring, wall mounted radiator, double glazed window to front

#### **Hallway**

Doors to all rooms, wall mounted radiator, stairs to 1st floor landing.

#### **Lounge/Diner**

Carpet flooring, double glazed window to side, wall mounted radiator, door to shower room.

#### **Shower Room**

Three piece suite comprising of low level wc, wash hand basin, shower cubicle.

#### **Utility Room**

Double glazed window to rear, door to side giving access to garden, door to kitchen

#### **Kitchen**

Range of eye and base level units, gas cooker with extractor fan over, sink with mixer tap over, double glazed window to rear

#### **First Floor Landing**

Doors to all rooms

#### **Bedroom**

Double glazed window to side, laminate flooring, wall mounted radiator.

#### **Bedroom**

Double glazed window to side, carpet flooring, wall mounted radiator.

#### **Bedroom**

Double glazed window to front, carpet flooring, wall mounted radiator.

#### **Shower Room**

Three piece suite comprising of low level wc, wash hand basin, shower cubicle.

#### **Annex - Two Bedroom Annex**

#### **Kitchen/Lounge/Diner**

Range of eye and base level units, gas cooker with extractor fan over, double glazed to rear/side and front, wall mounted radiators, door to hallway.

#### **Bedroom**

Tiled flooring, double glazed window to rear, wall mounted radiator.

#### **Bedroom**

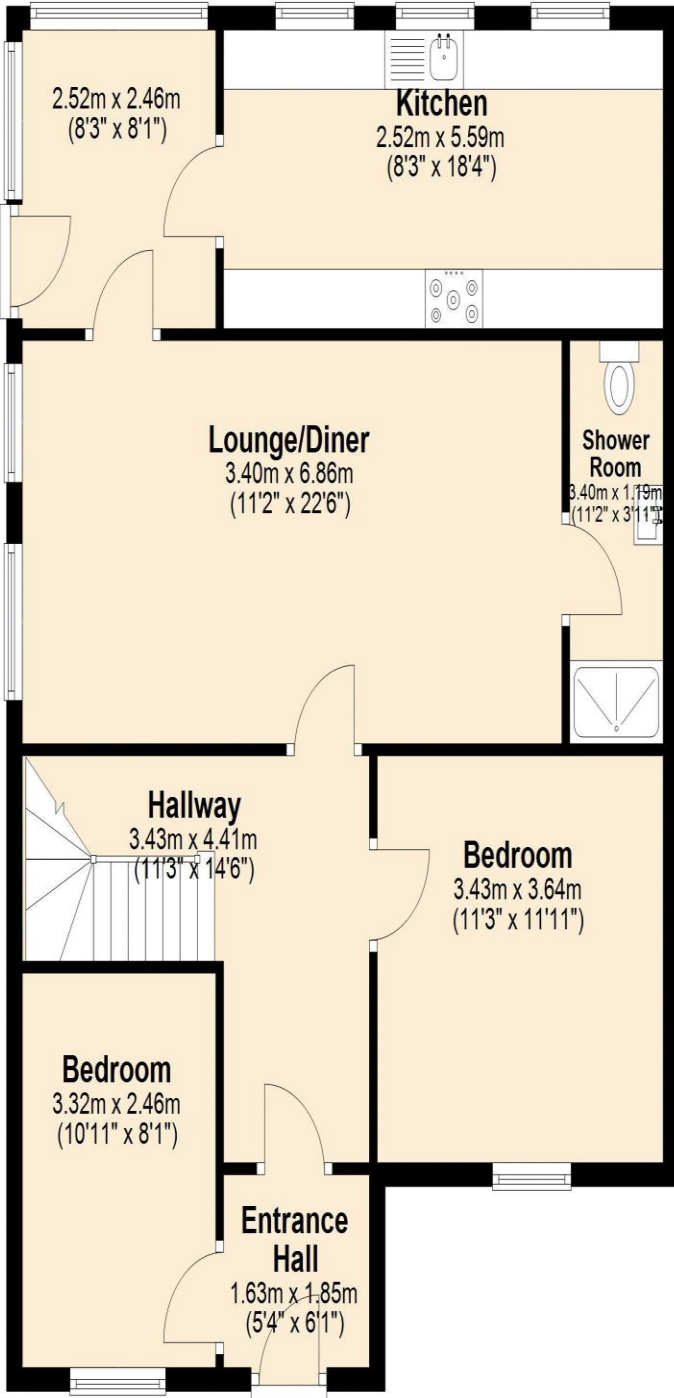
Double glazed window to front, wall mounted radiator, laminate flooring.

#### **Shower Room**

Three piece suite comprising of low level wc, wash hand basin, shower cubicle. .

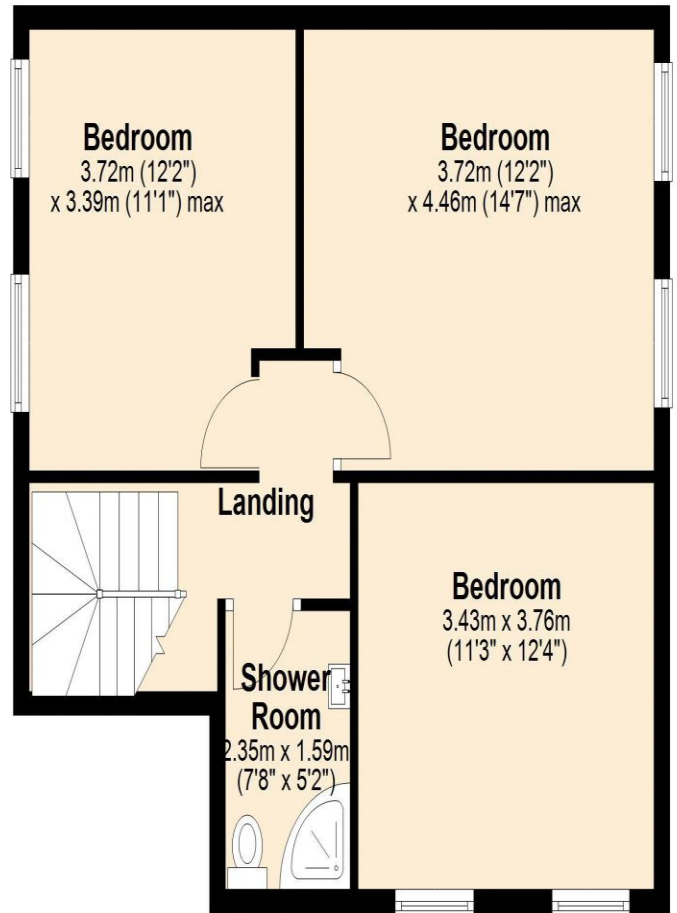
### Ground Floor

Approx. 85.4 sq. metres (918.7 sq. feet)



### First Floor

Approx. 53.6 sq. metres (577.3 sq. feet)



Total area: approx. 139.0 sq. metres (1496.0 sq. feet)





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