

Julian
Reid



57b Lordship Road, London, N16 0QJ

Beautifully presented two bedroom flat, full of charm and character within a super Victorian villa situated just a short stroll from Stoke Newington Church Street and Clissold Park

julianreid.co.uk

Guide Price £775,000
Share of Freehold

- **2 Bedrooms**
- **Council Tax Band: D**
- **EPC Rating: C**
- **Excellent location**
- **Large Reception room**

Wonderfully light and beautifully presented two bedroom flat arranged on the raised ground floor of this elegant, late Victorian villa located just north of Stoke Newington Church Street. Double fronted space consisting of a super reception room with fine period fireplace, large bay window and high ceilings retaining mouldings. A very well equipped kitchen, two double bedrooms and a well appointed bathroom. From the hallway there are steps down to a very pretty and well stocked west facing garden which is shared with one other flat. Lordship Road runs north from Stoke Newington Church Street which offers a vibrant selection of shops, bars and restaurants. The wide open spaces of Clissold Park are very close by and regular bus and overground rail services into central London are also within a short walk. The flat has a long lease (990 years) and a 30% share of Freehold. Each flat pays £105 per month into a sinking fund



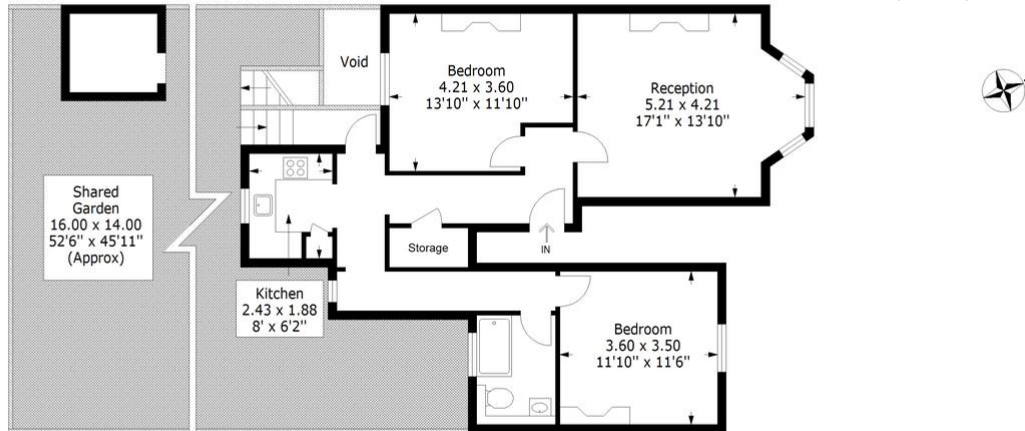
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Lordship Road, N16

Approximate Gross Internal Area

Raised Ground Floor = 778 sq ft / 72.28 sq m

Total = 778 sq ft / 72.28 sq m



Raised Ground Floor

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For Illustration Purposes Only - Not To Scale
Floor plan For Julian Reid

Date: 27/3/2025

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