



Julian Reid

59A Lordship Road, London, N16 0QJ

A well proportioned two bedroom flat within grand Victorian villa, with large, west facing rear garden and off road parking

julianreid.co.uk

Offers In Excess Of £750,000
Leasehold

- **2 Bedrooms**
- **Council Tax Band: D**
- **EPC Rating: C**
- **West facing garden**
- **Super location**

Well proportioned, two bedroom flat arranged on the garden floor of this very elegant Victorian villa. The flat offers generous space with large front reception room and open plan kitchen/dining area to the hallway. There are two double bedrooms and bathroom. To the rear there is direct access onto a very large, west facing garden of which this flat enjoys the first 40'. The garden is a very peaceful area with patio, lawn, storage and mature shrubs and bushes. To the front of the property there is off street parking for one car and a sunken patio area. Just inside the front door, there is a very handy utility storage with plumbing for washing machine. Lordship Road is a very popular road running directly north from Stoke Newington Church Street and within a short walk of the wide open space of Clissold Park. Regular bus services run to both the City and West End and Stoke Newington overground station provides a good service into Liverpool Street. The lease has 95 years unexpired, ground rent is £200 per annum and the service charge is currently £1891 per annum

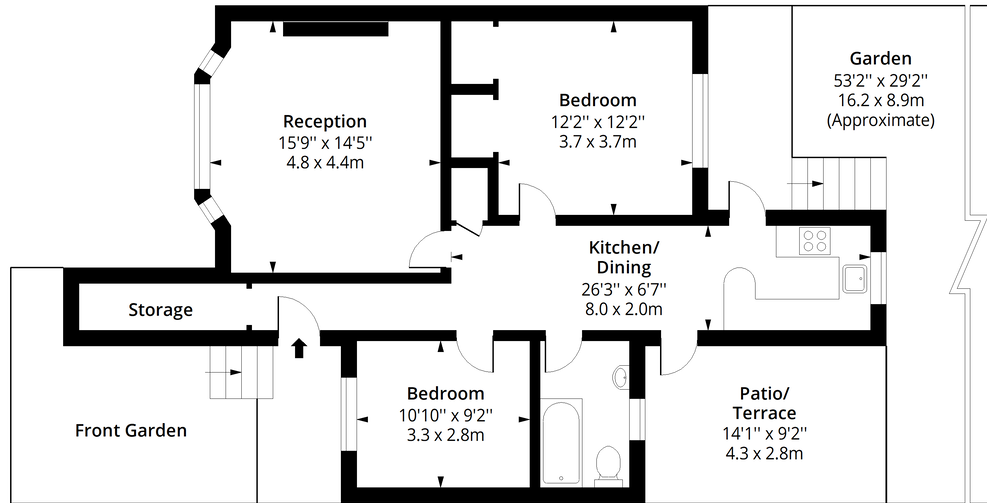


Julian Reid
51 Stoke Newington Church Street London N16 0AR
jreid@julianreid.co.uk Fax: 020 7923 8651
+44 (0) 20 7923 8650

Lordship Road, N16

Approx. Gross Internal Area 840 Sq Ft - 78.04 Sq M

Approx. Gross Patio/ Terrace Area 149 Sq Ft - 13.84 Sq M



Lower Ground Floor

Floor Area 840 Sq Ft - 78.04 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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