



Julian Reid

**Flat 6, 21 Stamford Hill, London, N16 5TU**

A well presented, split level flat within a fine Victorian terrace, centrally located yet set back from the road, close to shops and transport

[julianreid.co.uk](http://julianreid.co.uk)

**Guide Price £395,000**  
**Leasehold**

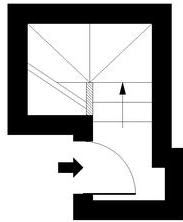
- **Excellent location**
- **Council Tax Band: B**
- **EPC Rating: C**
- **Beautifully presented**
- **Open plan living**

A beautifully presented, split level flat arranged on the top floors of this elegant Victorian house conveniently set back from the road behind gated off street parking. The property is moments from Stoke Newington overground station and regular bus services into central London with the lively selection of shops, bars and restaurants on both the High Street and Stoke Newington Church Street also close by. Accommodation, in excess of 500 square feet offers excellently decorated and nicely presented space with Open plan reception room with well equipped kitchen area, a double bedroom and large bathroom. The flat also has off street parking to the front of the building. 112 years Leasehold with £200 pa ground rent and service charge of £2128 pa



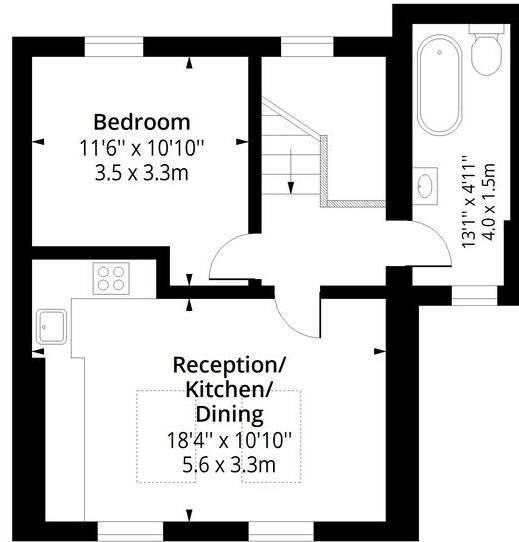
# Stamford Hill, N16

Approx. Gross Internal Area 534 Sq Ft - 49.61 Sq M



## Second Floor

Floor Area 42 Sq Ft - 3.90 Sq M



## Third Floor

Floor Area 492 Sq Ft - 45.71 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.

lpaplus.com

Date: 29/1/2026

**Important notice:** Julian Reid, their clients and any joint agents give notice that: 1: They are not authorized to make or give representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of the client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Julian Reid have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

J352 Ravensworth 01670 713330



