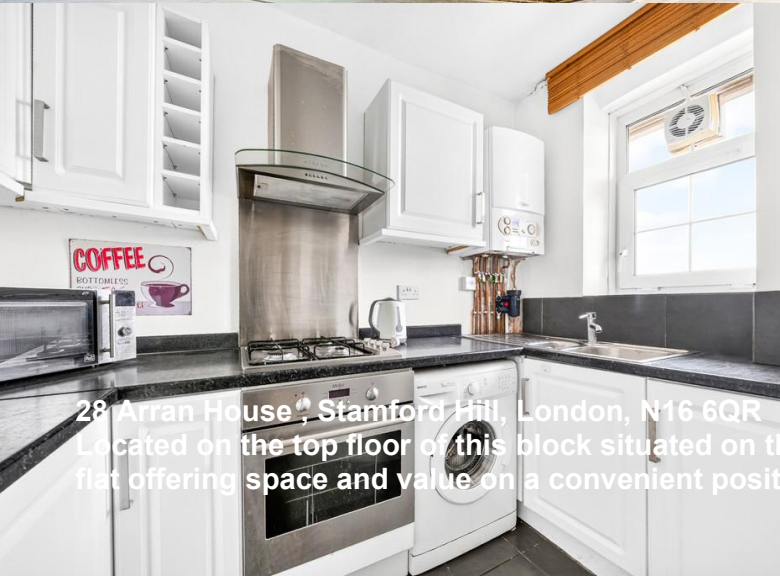


Julian Reid



28 Arran House, Stamford Hill, London, N16 6QR
Located on the top floor of this block situated on the edge of the Stamford Hill Estate, a two bedroom flat offering space and value on a convenient position



Guide Price £350,000
Leasehold

- **2 Bedrooms**
- **Council Tax Band: B**
- **EPC Rating: C**
- **4th Floor**
- **Good condition**

A light and bright, two bedroom flat on the top (4th) floor of this ex local authority block. Well presented in good decorative order, there are two bedrooms, bathroom and separate wc., well fitted kitchen and reception room. The property is located just off Stamford Hill and close to the junction with Portland Avenue. Local shops and supermarkets together with regular bus services and Stoke Newington overground station are all within walking distance. Furthermore, Stoke Newington Church Street with interesting selection of local shops, bars and restaurants together with recreational facilities in Clissold Park is also close by. Current service charge £1680.72 per annum Ground Rent £9 per annum

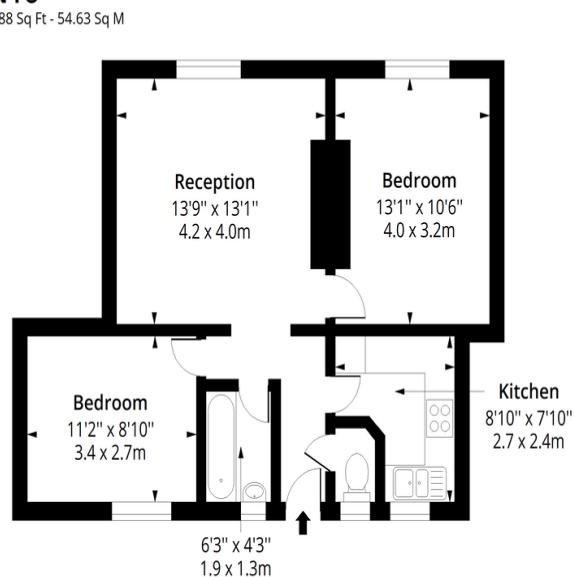


Julian Reid

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Arran House N16

Approx. Gross Internal Area 588 Sq Ft - 54.63 Sq M



Fourth Floor

Floor Area 588 Sq Ft - 54.63 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: 25/8/2026

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