



## Lampard Grove, London

- Two bedroom Maisonette
- Sole use of outside space
- Close to Stoke Newington BR
- Sold chain free
- Own Private Entrance
- Lease in excess of 100 years
- Very good condition

**£450,000**

**Tenure: Leasehold**

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HERE TO GET *you* THERE

# Lampard Grove, London

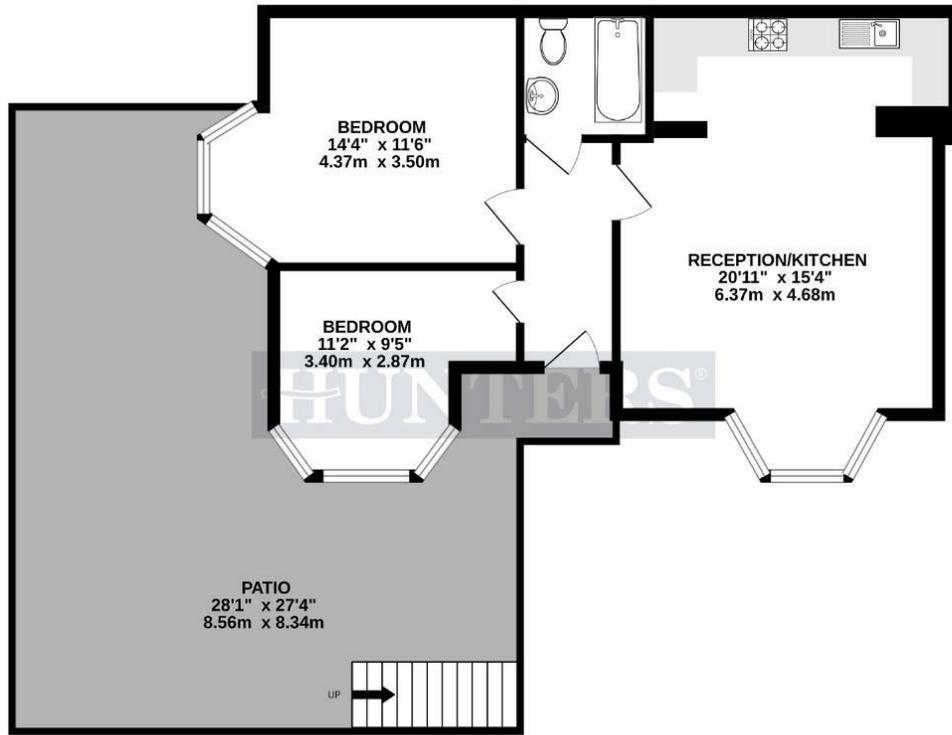
## DESCRIPTION

A newly refurbished & beautiful two bedroom apartment with wooden flooring throughout as well as it's own large private patio area. The property is in our opinion, ideal for first time buyers. Set on the lower ground floor of an imposing end of terraced period building and comprising of it's own entrance, large reception room, fitted kitchen, primary bedroom, second bedroom and a family bathroom. The property further benefits from a private outside patio area and is sold chain free.

Offering easy access to Stoke Newington BR and the A10, Lampard Grove is located moments from the many bars restaurants and coffee houses of Stoke Newington Church Street and Dalston. Transport links include, Stoke Newington Overground station (direct to Liverpool Street) and a variety of bus routes in to The City and West End.



LOWER GROUND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 02023



## Viewing

Please contact our Hunters Stoke Newington Office on 0207 2497 499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16

OUL

Tel: 0207 2497 499 Email:

<https://www.hunters.c>



Council Tax: C

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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