



**Lordship Terrace, London**

**Asking Price £500,000**



# Lordship Terrace, London

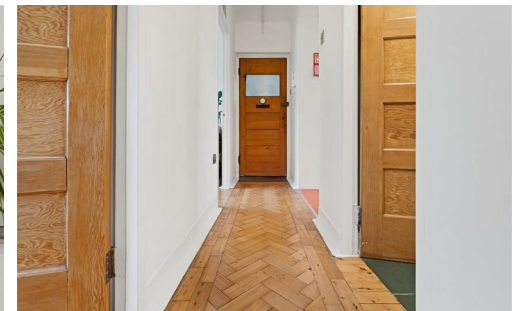
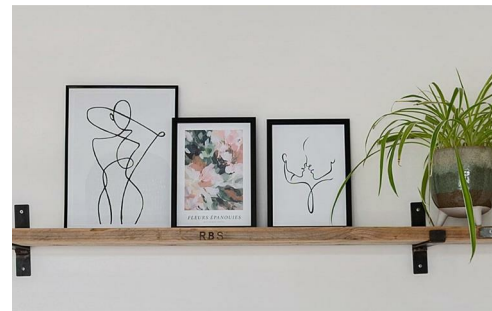
## DESCRIPTION

Available chain free, to view by appointment only and presented in excellent condition throughout, the property is situated on the second floor and comprises, reception room with access to south west facing balcony, master bedroom, guest bedroom, separate kitchen and bathroom.

Built in 1937 by the Church Commissioners, Denman House is located just off Church Street and is considered one of Stoke Newington's most desirable private blocks. being only seconds from the many bars, restaurants and coffee houses of Stoke Newington Church Street as well being only a short walk from the stunning Clissold Park.

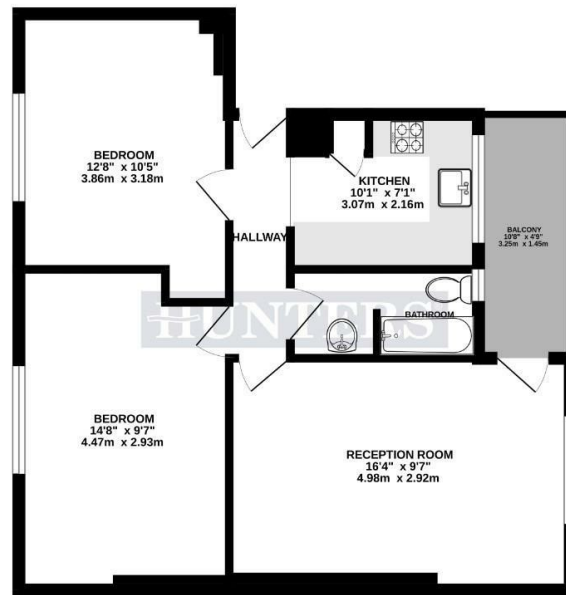
Transport links include, Stoke Newington Station (Overground), Manor House Station (Piccadilly Line) and a wide variety of bus routes into The City and West End.

- Chain Free
- Two Bedrooms
- Balcony
- Excellent Condition
- Second Floor
- Close to Church Street
- Close to Clissold Park
- Parquet Flooring





SECOND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 559sq. ft. (51.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 floorplan 05/23



## 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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