



Lordship Road, London

Offers In The Region Of £450,000

HUNTERS®
EXCLUSIVE

Lordship Road, London

DESCRIPTION

Arranged over the third floor of a well-maintained purpose built block is this beautiful, modern and spacious two bedroom apartment boasting 700 sq. ft. (65 sqm.) of internal accommodation and a private balcony overlooking the reservoir.

Available to view by appointment only, the property comprises of a large reception room, separate modern kitchen, master bedroom, double guest bedroom, modern bathroom and ample storage throughout. The flat benefits from its own private balcony with views of Woodberry Down West Reservoir, the property also benefits from having a lift.

Situated within moments of Woodberry Wetlands Nature Reserve, the apartment is conveniently situated off Seven Sisters Road, located moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, vibrant Harringay Green Lanes, and the wide open spaces of both Finsbury and Clissold Park. The property also benefits from an array of local amenities including Sainsbury's Local, independent corner stores, florist and cafes, Post Office, ATM, dry cleaners, GP practices, restaurants, the Castle Climbing Centre and the West Reservoir Watersports Centre.

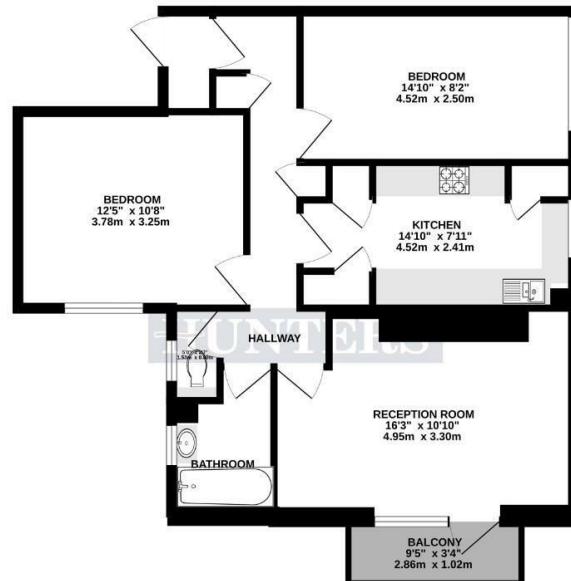
Transport links include Manor House tube (Piccadilly Line), Finsbury Park Station (National Rail, Thameslink, Piccadilly & Victoria Lines) and a variety of bus routes into The City & West End.

- Views of the Reservoir
- Two Bedrooms
- Private Balcony
- Third Floor
- Excellent Condition Throughout
- Lift
- Close to Tube Station
- Close to Church Street





THIRD FLOOR

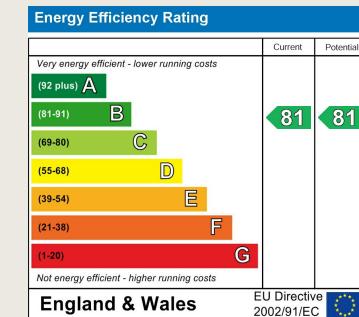


LORDSHIP ROAD, N16
TOTAL FLOOR AREA : 700sq.ft. (65.0 sq.m) approx.
Whilst every care has been taken in the preparation of these particulars, no guarantee is given that any measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The services, systems and appliances shown have not been tested and to guarantee as to their condition or working order. Prospective 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.
Made with Metrigen C2020



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.



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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