



## Lordship Road, , London, N16 0QT

- Chain free
- Two reception rooms
- Secluded garden
- Close to Church Street
- Two bedrooms
- Kitchen/dining room
- Period freehold house
- Close to Clissold Park

**Asking Price £1,100,000**



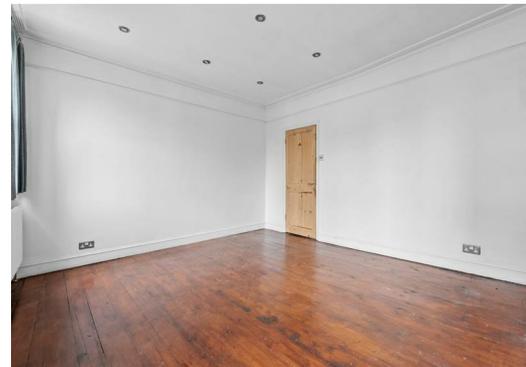
# Lordship Road, , London, N16 0QT

## DESCRIPTION

Available chain free, this exquisite two bedroom Victorian house is perfectly located in the heart of Stoke Newington and offers an array of period features matched perfectly with contemporary design and an east facing garden.

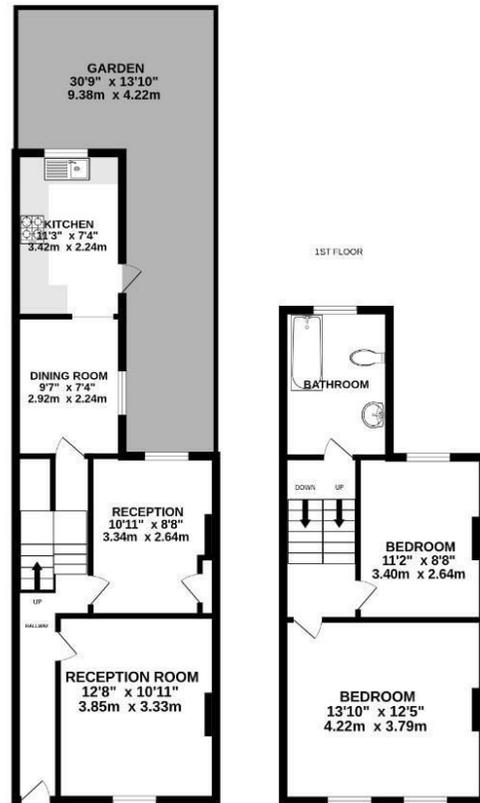
Available to view by appointment only the property comprises, a stunning reception room to the front, second reception room/dining room, separate kitchen leading to an east facing, secluded garden, kitchen and dining room, master bedroom, a further double bedroom and modern bathroom.

Lordship Road is neatly situated in the heart of Stoke Newington and only moments away from the many bars, restaurants and coffee houses of Stoke Newington Church Street and a short walk from the wide open spaces of Clissold Park. The property is also within close proximity of Grazebrook, William Patten and Betty Layward Primary schools. Transport links include Stoke Newington Station (Overground), and a variety of Bus routes into The City & West End.





GROUND FLOOR



TOTAL FLOOR AREA : 918sq ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
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### Viewings

Please contact [StokeNewington@hunters.com](mailto:StokeNewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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) <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			
<b>England &amp; Wales</b>	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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