

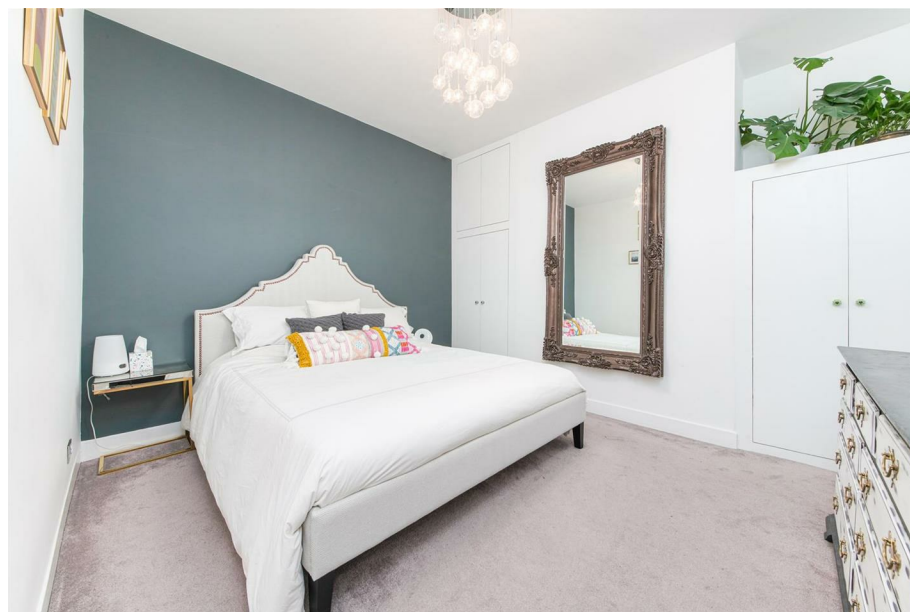
**Northfield Road, N16**  
 Approx. Gross Internal Area 1176 Sq Ft - 109.25 Sq M (Including Shed)  
 Approx. Gross Internal Area 1052 Sq Ft - 97.73 Sq M (Excluding Shed)



**Lower Ground Floor**  
 Floor Area 1052 Sq Ft - 97.73 Sq M

For Illustration Purposes Only - Not To Scale  
 www.jpaplan.com

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



## Northfield Road, N16



## £600,000 Leasehold - Share of Freehold

An absolutely stunning two double bedroom flat set over the lower ground and raised ground floors of this large mid terrace Victorian house. Internally the house has been very well maintained by its present owners with modern fixture and fittings and tasteful appliances. The flat also benefits from its own entrance, sole use of a large garden and a fully fitted summer house with power.

Northfield Road is a quiet residential road located directly off Stamford Hill, perfectly located for local shops and transport facilities including Stamford Hill British Rail Station with easy access to Liverpool Street as well as Manor House Underground (Piccadilly Line) and Seven Sisters Underground (Victoria Line) Stations. Church Street is 10-15 minute walk away with its electric blend of bars, shops and restaurants. Sold with a share of the freehold and with no onward chain this property would make an ideal first time purchase.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

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- PRIVATE GARDEN
- SHARE OF THE FREEHOLD
- NO ONWARD CHAIN
- SUMMER HOUSE
- EXCELLENT CONDITION
- CLOSE TO TRANSPORT

