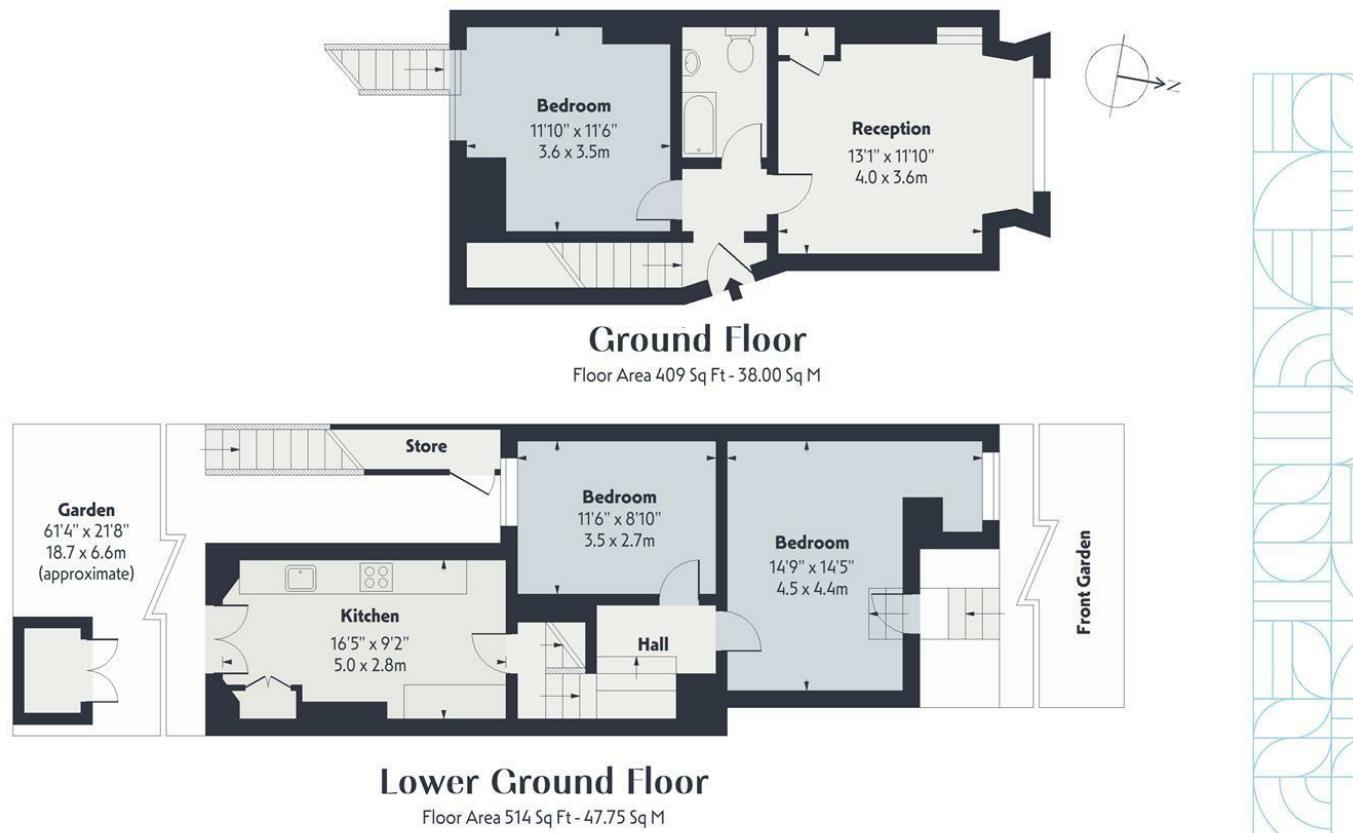


# OAKWOOD

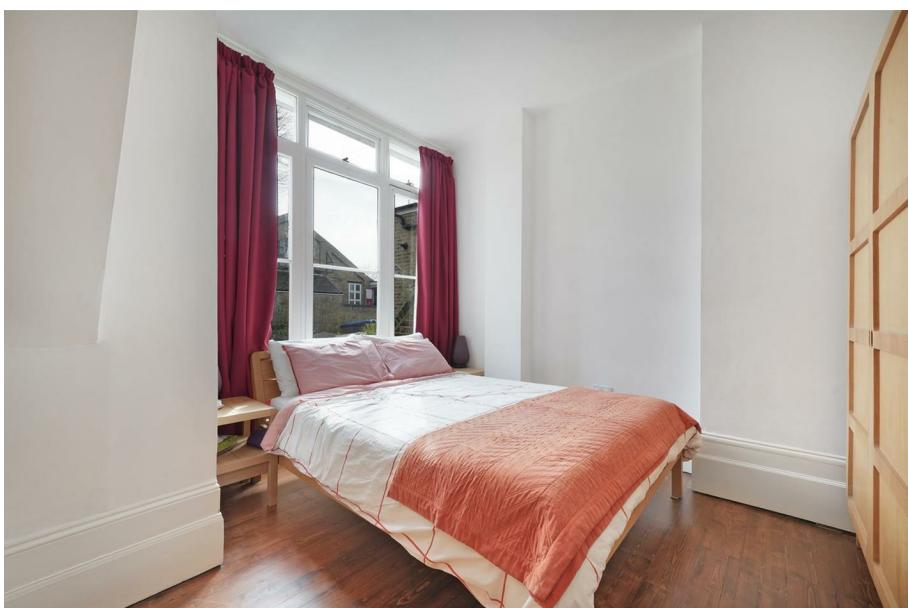


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1sq m = 10.76sq feet.

Date: 9/4/2025



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.



## Dunsmure Road, N16



### £850,000 Leasehold

This impressive three-bedroom apartment is set within a grand Victorian house, thoughtfully converted to offer a unique blend of period charm and modern living. Occupying the ground and lower ground floors, the property boasts generous living spaces, including a spacious reception room, a large kitchen/diner, and high ceilings that enhance the feeling of space. Original features, such as stripped floorboards, add character and charm throughout.

The accommodation comprises three well-proportioned bedrooms, a family bathroom, and the added benefit of sole access to a south-facing garden. The kitchen/dining area opens through French doors onto the garden, creating a seamless indoor-outdoor flow, perfect for entertaining or relaxing.

Dunsmure is very well located for local shops and transport facilities including the 253/254 bus routes and Stamford Hill British Railway Station with easy access into Liverpool Street. Both Manor House Underground Station (Piccadilly Line) and Seven Sisters Underground Station (Victoria Line) are also close by. Church Street is approximately a 15 minute walk offering an array of bars, shops and restaurants.



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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