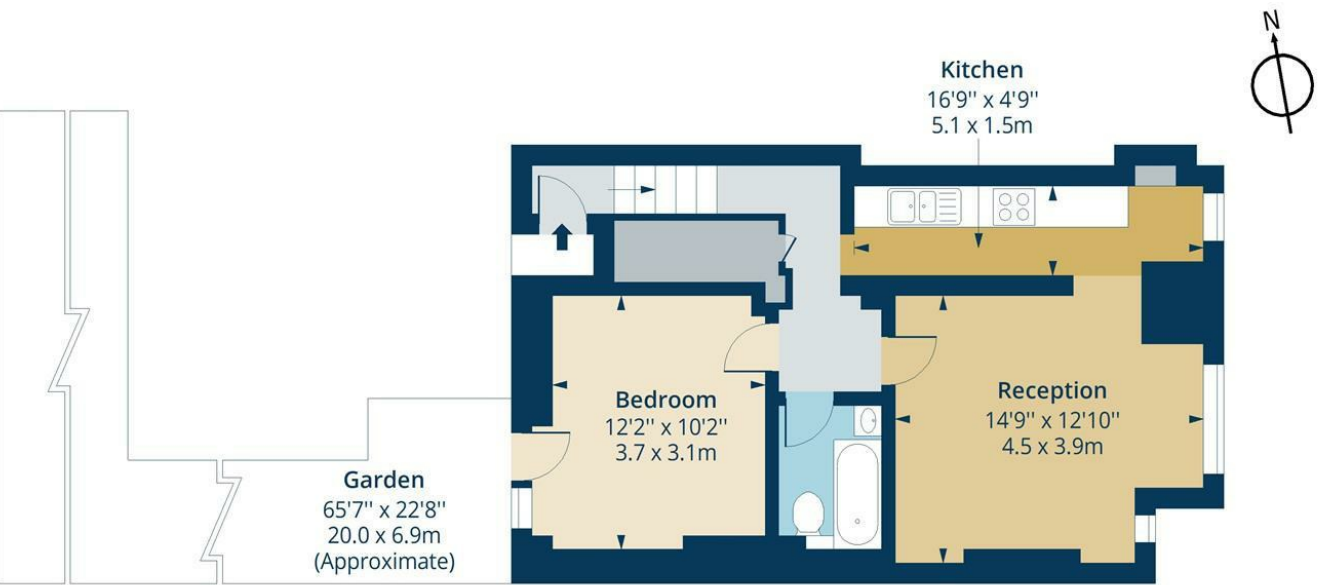


West Bank, N16  
Approx. Gross Internal Area 569 Sq Ft - 52.86 Sq M



Lower Ground Floor  
Floor Area 569 Sq Ft - 52.86 Sq M



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. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 11/12/2024

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.



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.



West Bank, N16



£425,000 Leasehold - Share of Freehold

A superb one bedroom flat set on the lower ground floor of this impressive Victorian converted house. Internally the property has been recently renovted by its present owners and comprises of a large reception room, separate kitchen and direct access to own section of garden. The property also benefits from a share of the freehold and is being sold with no onward chain.

West Bank 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.

[oakwoodestateagents.com](http://oakwoodestateagents.com)

48 Stoke Newington Church Street  
London N16 ONB  
Company No. 2995463, Oakwood Estate Agents Limited T/A Oakwood

Tel 020 7249 1000  
Fax 020 7249 2000  
[www.oakwoodestateagents.com](http://www.oakwoodestateagents.com)





- OWN SECTION OF GARDEN
- SAHRE OF FREEHOLD
- IDEAL FIRST TIME BUY
- CLOSE TO TRANSPORT
- NO ONWARD CHAIN
- CLOSE TO AMENATIES

