**Lower Ground Floor**

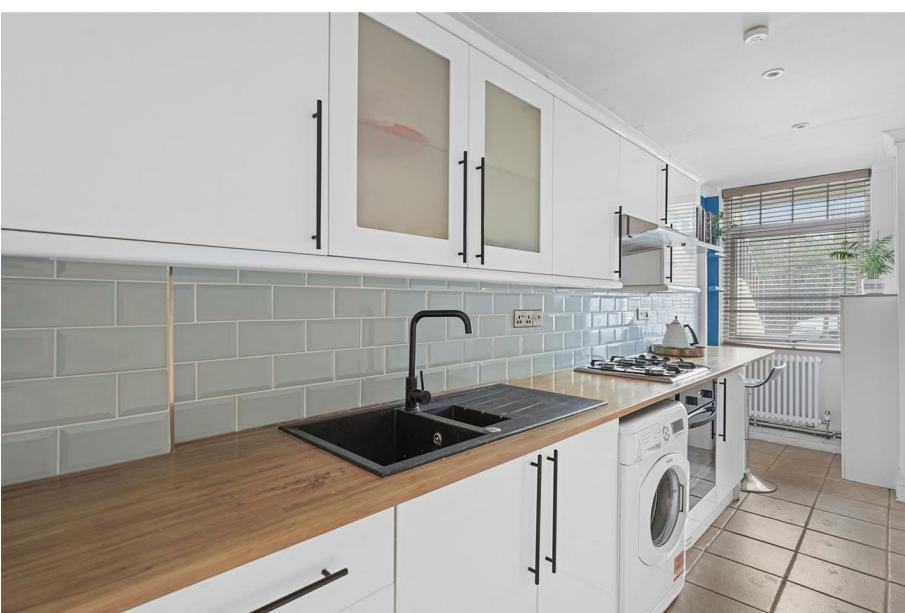
Floor Area 569 Sq Ft - 52.86 Sq M



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.

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.

**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 renovated 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.



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

