



WEST BANK, LONDON, N16
£500,000 LEASEHOLD

**A GRAND SPLIT LEVEL TWO BEDROOM PERIOD CONVERSION
 WITH A PRIVATE BALCONY AND SWEEPING LOCAL VIEWS,
 MOMENTS FROM STAMFORD HILL AND STOKE NEWINGTON.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

This charming split level two bedroom flat is located in a grand period conversion and is situated on N16's West Bank.

Arranged over the upper levels, the home opens on the first floor into a bright landing area that leads to a peaceful double bedroom and a contemporary bathroom. Stairs ascend to the top floor where the main living space unfolds, featuring a vast, light filled reception room offering scenic green views. Adjacent sits a well-equipped separate kitchen, alongside an exceptionally spacious double bedroom complete with direct access through French doors onto a private balcony overlooking the surrounding gardens.

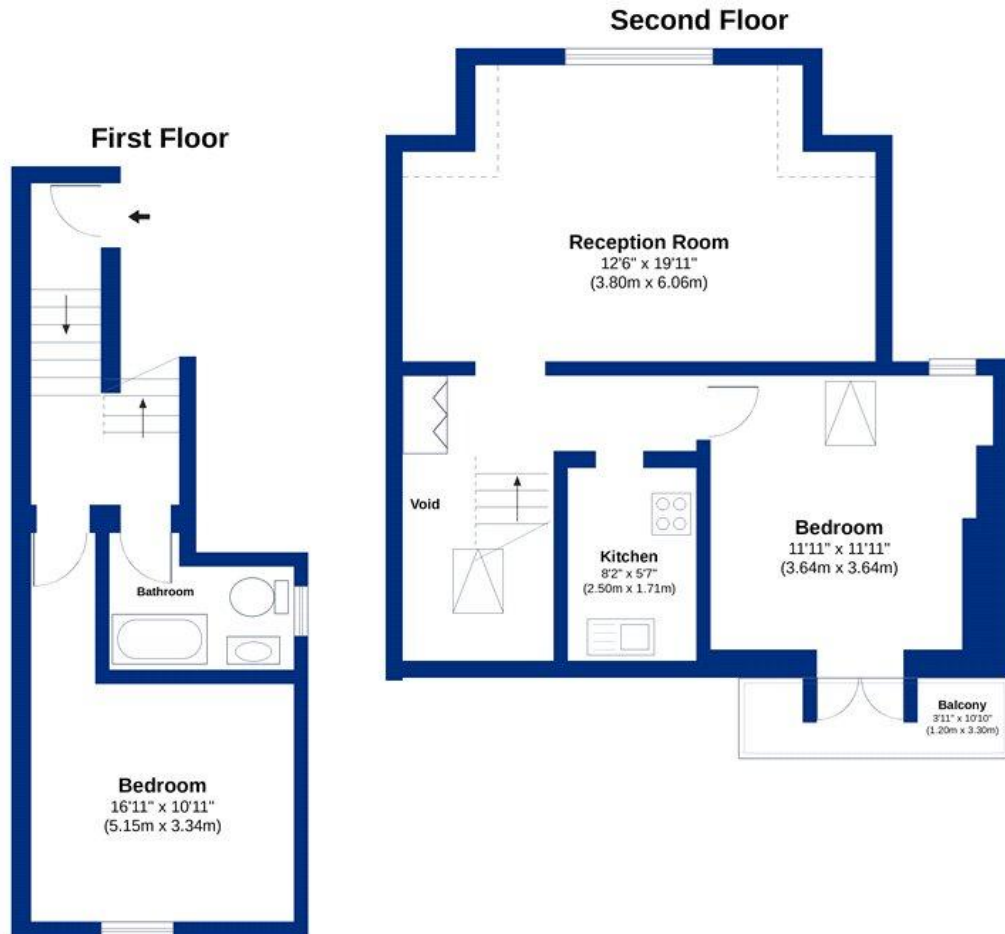
The property further benefits from a long lease and additional storage space located in the loft. West Bank is well situated for excellent transport links into the City and West End, with lots of bus routes and Stoke Newington and Stamford Hill overground stations offering a fast and frequent service into Liverpool Street and Seven Sisters. Manor House Tube Station (Piccadilly Line) is also moments away.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.



West Bank

Total area: approx. 753.7 sq. feet (70.0 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

• @modephoto.uk | www.modephoto.co.uk

Plan produced using PlanUp.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250408>

Tenure: Leasehold

Term: 172 year and 11 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.