



BROOKGATE, LORDSHIP PARK, LONDON, N16
£500,000 SHARE OF FREEHOLD

**STUNNING, SOUTH-FACING 2-BED FIFTH-FLOOR FLAT WITH A
 RARE PRIVATE GARAGE AND SHARE OF FREEHOLD, MOMENTS
 FROM CLISSOLD PARK**

Stoke Newington | | stokenewington@winkworth.co.uk

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DESCRIPTION:

Spanning a comfortable 619 sq. ft. (57.53 sq. m), this stunning two-bedroom fifth-floor apartment is bathed in natural light, boasting an expansive wrap-around window corner in the main living space and a distinct, stylish aesthetic throughout.

The current owner has thoughtfully upgraded the flat, investing roughly £30,000 in premium modern comforts. High-quality double-glazed aluminium windows have been fitted in both the principal bedroom and the large reception room. High-end engineered wood floors flow seamlessly through the hallway and living spaces, fitted with professional 38-decibel soundproofing underneath.

The layout includes a separate, beautifully finished galley kitchen with rich solid-wood worktops and premium finishes, a contemporary three-piece family bathroom, and two bright bedrooms.

Offered with a highly desirable Share of Freehold and chain-free, the property benefits from a private, secure garage. Buyers can purchase with absolute confidence knowing that the building block has recently undergone an extensive capital expenditure program (2024/2025), which included full facade remediation and the installation of a brand-new roof, future-proofing the external maintenance.

Perfectly positioned on Lordship Park Road in the heart of Stoke Newington, you are just a short walk from the green open spaces of Clissold Park. The independent cafes, restaurants, and boutiques of Stoke Newington Church Street are all within easy reach, offering a vibrant neighbourhood lifestyle with excellent transport links across London.

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.

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Brookgate, Lordship Park, N16
Approx. Gross Internal Floor Area 619 sq. ft / 57.53 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250443>

Tenure: Share of Freehold

Term: 955 years and 0 months (Subject to change)

Service Charge: £2160 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.

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