



ORDE HOUSE, CLISSOLD CRESCENT, LONDON, N16
£400,000 LEASEHOLD

**BRIGHT 531 SQ. FT ONE BEDROOM APARTMENT
WITH PRIVATE PATIO GARDEN, SEPARATE KITCHEN
AND CHURCH STREET NEARBY, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk



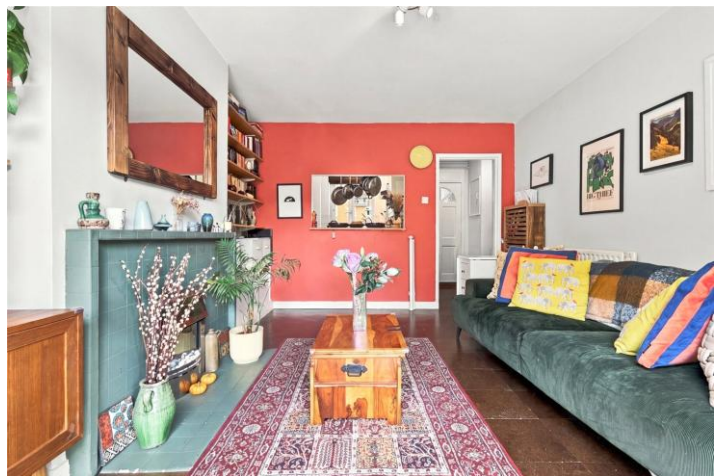
DESCRIPTION:

A bright and well-presented one double bedroom apartment extending to approximately 531 sq. ft., situated on the ground floor of Orde House, a purpose-built block with private patio garden and direct access to the communal gardens.

The property offers well-proportioned accommodation, including a spacious reception room with ample space for both seating and dining, a separate fitted kitchen, a generous double bedroom and a contemporary bathroom. The reception room enjoys a pleasant outlook towards the communal gardens, with glazed doors providing direct access outside. The apartment has been well maintained by the current owners and further benefits from a recently installed boiler and upgraded heating system.

Orde House is ideally positioned for the independent shops, cafés, restaurants and pubs of Stoke Newington Church Street and Newington Green. Canonbury Overground Station is within easy reach, while the 73 and 141 bus routes provide convenient connections to the City, Angel, Old Street and the West End. Clissold Park and Newington Green are also within walking distance.

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.



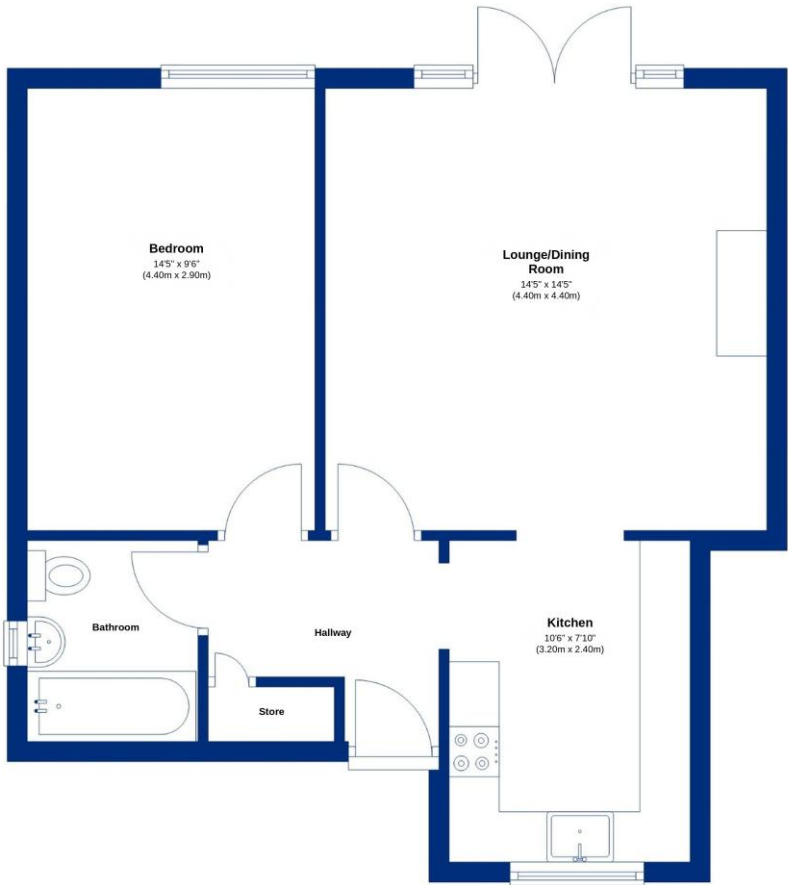
Orde House

Total area: approx. 530.7 sq. feet (49.3 sq. metres)



Ground Floor

Approx. 530.7 sq. feet (49.3 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.
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Plan produced using PlanUp.

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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	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260299>

Tenure: Leasehold

Term: 88 year and 10 months (Subject to change)

Service Charge: £1908 per annum (approx.)

Ground Rent: £ 9 Annually (Subject to review)

Council Tax Band: B

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.