



THE LODGE, CLISSOLD CRESCENT, LONDON, N16
£635,000 SHARE OF FREEHOLD

A BEAUTIFULLY PROPORTIONED TWO-BEDROOM SECOND FLOOR ART DECO APARTMENT WITH A LARGE BALCONY, IDEALLY LOCATED MOMENTS FROM CLISSOLD PARK, N16.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Set on the second floor of an attractive Art Deco building on Clissold Crescent, this well-proportioned two-bedroom flat offers 753 square feet of internal space, a large balcony, and a highly practical layout, all moments from Clissold Park and Stoke Newington Church Street.

The flat has a bright and airy layout with a spacious reception room measuring over eighteen feet long, offering plenty of room for both relaxing and entertaining. Large windows bring in excellent natural light throughout the day, while the separate kitchen sits just off the main hallway and leads directly onto a generous balcony with beautiful, leafy views.

The main bedroom is generously sized, also benefiting from a striking, wide window bay and ample space for furniture. The second bedroom provides valuable flexible space as a smaller double bedroom, guest room, or a dedicated home office. The bathroom is well-proportioned with fresh tiling and modern fixtures, while the central hallway offers a natural flow and additional storage solutions.

The building itself has real character; known as The Lodge, with classic Art Deco features, a welcoming community and a proactive, shared management structure run by the residents. The flat enjoys excellent peace and quiet, alongside pleasant, open views down the street.

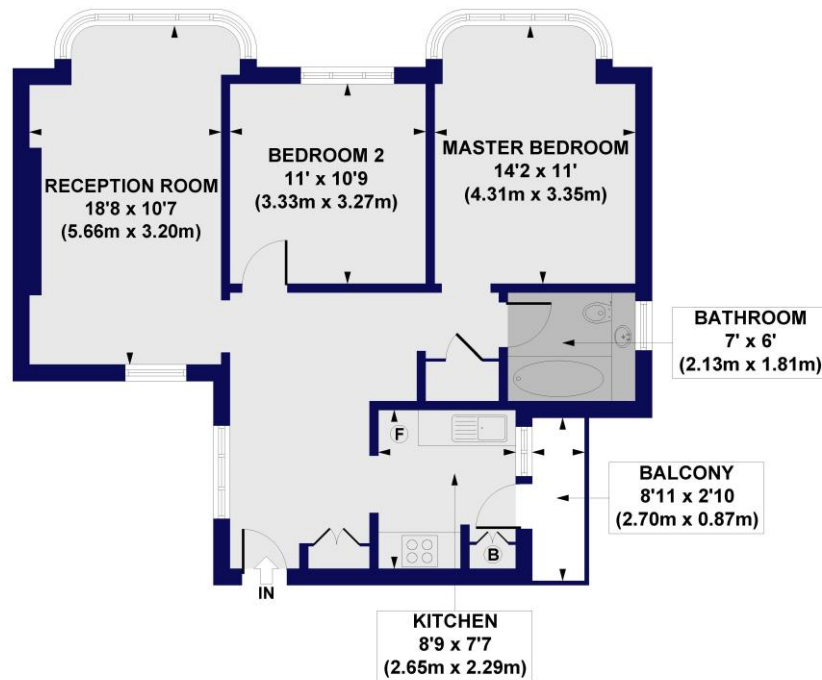
Positioned just moments from Clissold Park, the flat is ideally placed for the cafés, restaurants, and independent shops of Stoke Newington Church Street and Newington Green, with local favourites like Jolene and Perilla right on your doorstep.

Canonbury, Highbury & Islington, Arsenal, and Stoke Newington stations are all within easy reach, offering straightforward access across London via the Overground and Victoria line.

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. Photos may have been dressed using AI. No fixtures have been altered.



The Lodge, Clissold Crescent, N16
Approx. Gross Internal Floor Area 753 sq. ft / 70.00 sq. m



SECOND FLOOR

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		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260110>

Tenure: Share of Freehold

Term: 967 year and 4 months (Subject to change)

Service Charge: £1115.16 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band:

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.