





SPRINGDALE ROAD, LONDON, N16

£425,000 LEASEHOLD

A STYLISHLY UPDATED PERIOD CONVERSION WITH A SEPARATE STUDY, GENEROUS RECEPTION AND 433 SQ FT OF ACCOMMODATION, N16.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A well-proportioned one-bedroom period conversion, occupying the second floor of this attractive residential property on the highly sought after Springdale Road. Available chain free, the flat has undergone a recent refurbishment, with a considered blend of contemporary fittings and traditional detailing throughout.

The main reception space is a particular feature, offering room for both living and dining furniture alongside an open-plan kitchen. Three sash-style windows bring in plenty of natural light, while herringbone flooring, panelled walls and built-in shelving give the room a distinctive finish. The kitchen is neatly incorporated into the space, with contemporary cabinetry and integrated appliances.

The bedroom is a good-sized double with fitted wardrobes and decorative period mouldings. Positioned separately from the main living area, the study provides an additional and practical space for a desk or home working.

Completing the accommodation is a recently updated bathroom, finished with deep green tiling, brass fittings and a full-size bath with shower over.

Springdale Road is well placed for the amenities of Stoke Newington, with Church Street and Newington Green both offering a varied choice of independent retailers, cafés, restaurants and pubs. Clissold Park is also close by, providing a welcome expanse of open green space.

Canonbury Overground Station provides convenient rail connections, while local bus services offer further routes towards central London, the City and West End.

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.

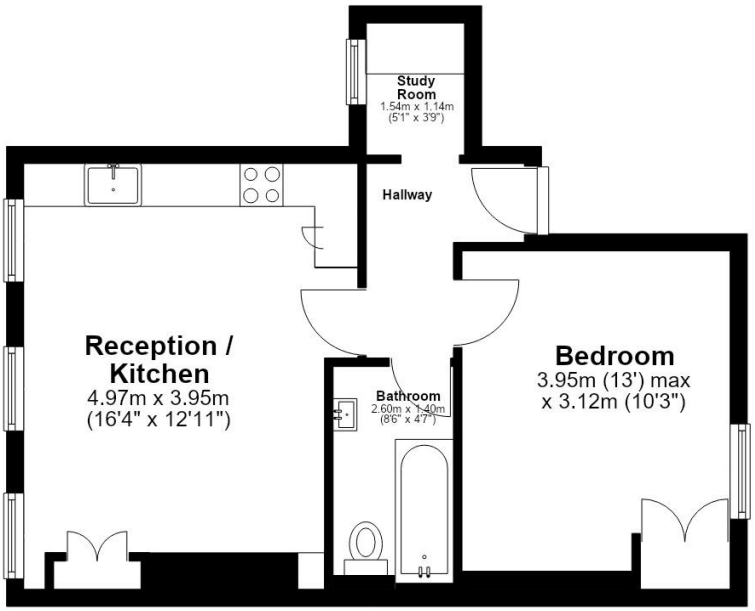



CLAUDE MONET



Second Floor

Approx. 40.2 sq. metres (432.8 sq. feet)

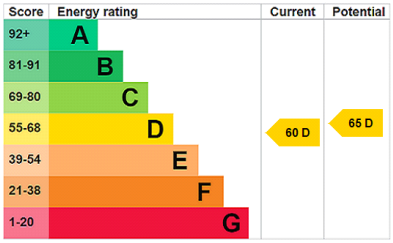


Total area: approx. 40.2 sq. metres (432.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Springdale Road

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.



https://www.winkworth.co.uk/sale/property/STK260217

Tenure: Leasehold

Term: 125 year and 0 months (Subject to change)

Service Charge: £2000 per annum (approx.)

Ground Rent: £ 10 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.

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