



WALFORD ROAD, LONDON, N16
£550,000 SHARE OF FREEHOLD

**CHAIN FREE ONE BEDROOM GARDEN FLAT WITH
623 SQ FT AND SHARE OF FREEHOLD, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk

**DESCRIPTION:**

A well-proportioned one bedroom garden flat forming part of a converted period house on Walford Road, N16. The property offers approximately 623 sq. ft of internal accommodation, a private section of garden and is offered chain free with a share of the freehold.

The accommodation comprises a generous front reception room, a central bedroom and bathroom, with a separate kitchen and dining area positioned in the rear extension. The kitchen opens directly onto the garden.

The garden is a good length and is divided horizontally between the two flats, with this property enjoying the rear section. There is also access to additional storage in the coal cellar beneath the house.

The property retains wooden flooring throughout most of the accommodation, with double glazed windows and the kitchen located within the rear extension.

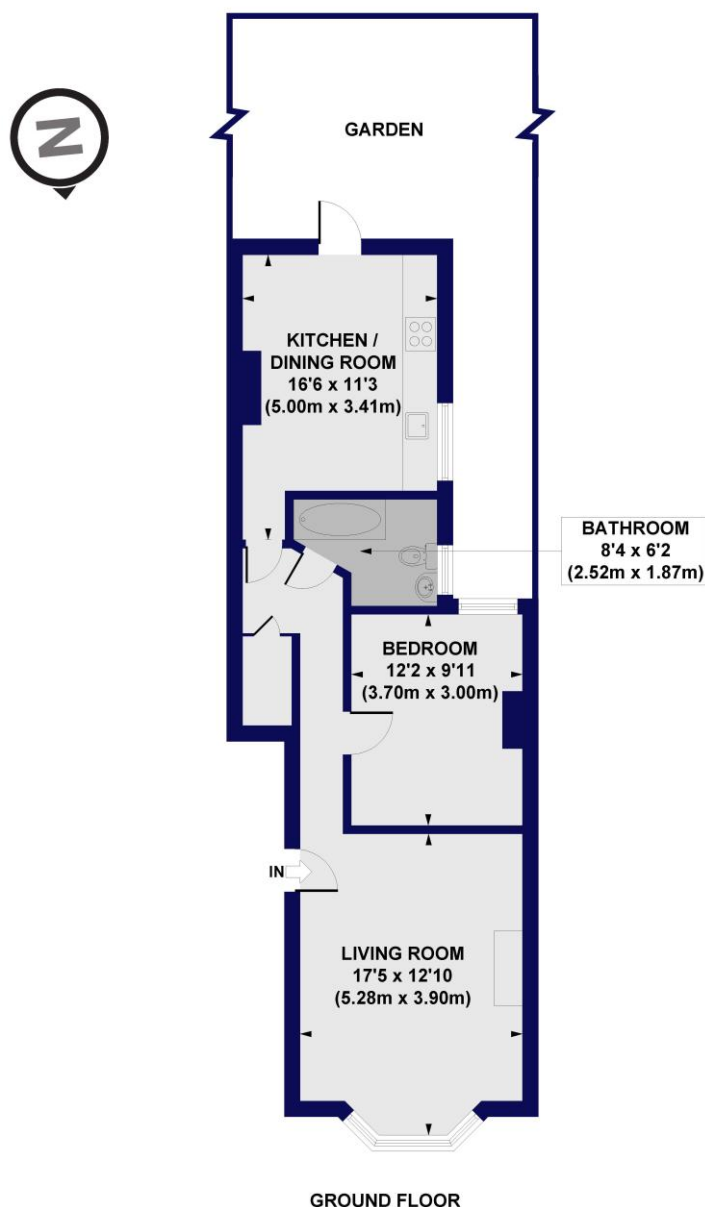
The house was converted into two flats in the 1980s and the current owners have lived alongside one another for around 30 years, with the communal entrance hall providing access to both properties.

Walford Road is well positioned for the amenities of Stoke Newington, with Stoke Newington Church Street, Green Lanes and Clissold Park all within easy reach.

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



Walford Road, N16
Approx. Gross Internal Floor Area 623 sq. ft / 57.88 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	65 D	77 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260158>

Tenure: Share of Freehold

Term: 0 year and 0 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.