



WEST BANK, LONDON, N16  
**£350,000 LEASEHOLD**

## STUNNING ONE BEDROOM FLAT WITH A PRIVATE BALCONY IN A BEAUTIFUL TREE LINED STREET

Stoke Newington | | [stokenewington@winkworth.co.uk](mailto:stokenewington@winkworth.co.uk)

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### DESCRIPTION:

This charming one-bedroom flat is located in a grand period conversion and is situated in the heart of Stamford Hill. The property benefits from a spacious reception room with plenty of natural light and scenic green views from the private balcony to the front, an adjacent, well-equipped kitchen, and a generous double bedroom at the rear. These rooms are all neatly separated by a contemporary bathroom. The flat has scope to modernize and add value.

West Bank is well situated for excellent transport links into the City and West End, with lots of bus routes and Stoke Newington and Stamford Hill overground stations offering a fast and frequent service into Liverpool Street and Seven Sisters. Manor House Tube Station (Piccadilly Line) is also moments away.

\*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.\*

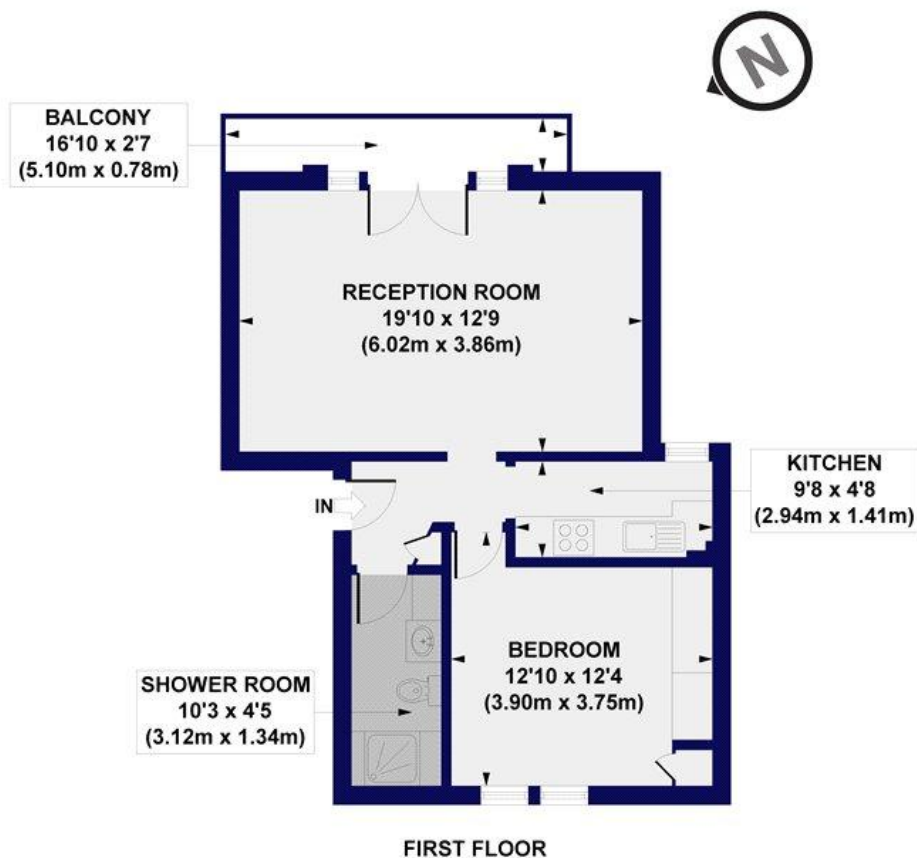
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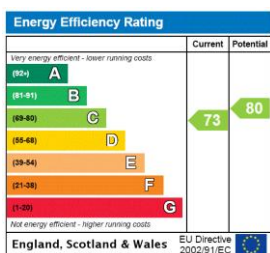
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**Approx. Gross Internal Floor Area 535 sq. ft / 49.71 sq. m**



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.



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**Tenure:** Leasehold

**Term:** 84 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 25 Annually (subject to increase)

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were

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