



DENMAN HOUSE, LORDSHIP TERRACE, N16
£440,000 TO BE ADVISED

A BRIGHT TWO-BEDROOM APARTMENT WITH PRIVATE TERRACE, CHURCH VIEWS & ENDLESS POTENTIAL. MOMENTS FROM CLISSOLD PARK AND CHURCH STREET, N16.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

We are delighted to present to the market this wonderful two-bedroom flat in the highly sought-after development of Denman House, set on the ever-popular Lordship Terrace. Situated on the fourth floor, the property offers a blend of comfort, character and vast potential across circa 605 sq. ft (56.2 sq. m) of internal space, making it an ideal canvas for first-time buyers, busy professionals, or an excellent investment opportunity.

The property consists of an incredibly bright and airy reception room with direct access to a private terrace, a separate and well-proportioned kitchen, and a central bathroom suite. The flat further benefits from two generous double bedrooms, including an impressive primary bedroom complete with built-in storage, both offering ample space, natural light, and plenty of room for a home office setup.

Situated just behind the thriving community of Stoke Newington Church Street, Denman House is conveniently located near an array of local amenities, including boutique shops, cafes, and restaurants. The building overlooks the popular Clissold Park (0.2 miles), providing a perfect escape for outdoor enthusiasts with beautiful green spaces and sports facilities. Excellent transport links are close at hand, with Stoke Newington Overground (0.6 miles) providing direct access to Liverpool Street station alongside various nearby bus routes.

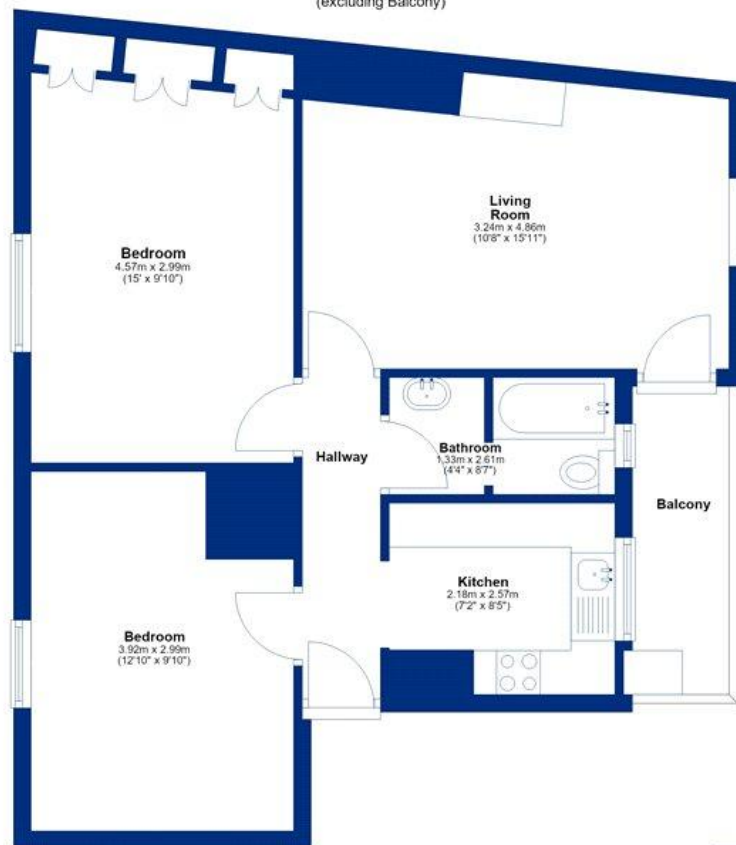
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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





Fourth Floor

Approx. 56.4 sq. metres (607.4 sq. feet)
(excluding Balcony)



Total area: approx. 56.4 sq. metres (607.4 sq. feet)

Winkworth

Denman House M

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		63 D
39-54	E		
21-38	F	33 F	
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260273>

Tenure: To be advised

Term: 150 year and 0 months (Subject to change)

Service Charge: TBC

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.