



BEECHWOOD LODGE, EAST BANK, LONDON, N16  
**£325,000 LEASEHOLD**

**A BRIGHT LARGER THAN AVERAGE STUDIO  
APARTMENT SITUATED ON THE FIRST FLOOR OF  
A PRIVATE MODERN BLOCK, N16.**

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



### DESCRIPTION:

A bright larger than average studio apartment situated on the first floor of a private modern block.

The property comprises a well-appointed bathroom, large separate kitchen and the potential to separate the bedroom area from the reception area (s.t.n.c).

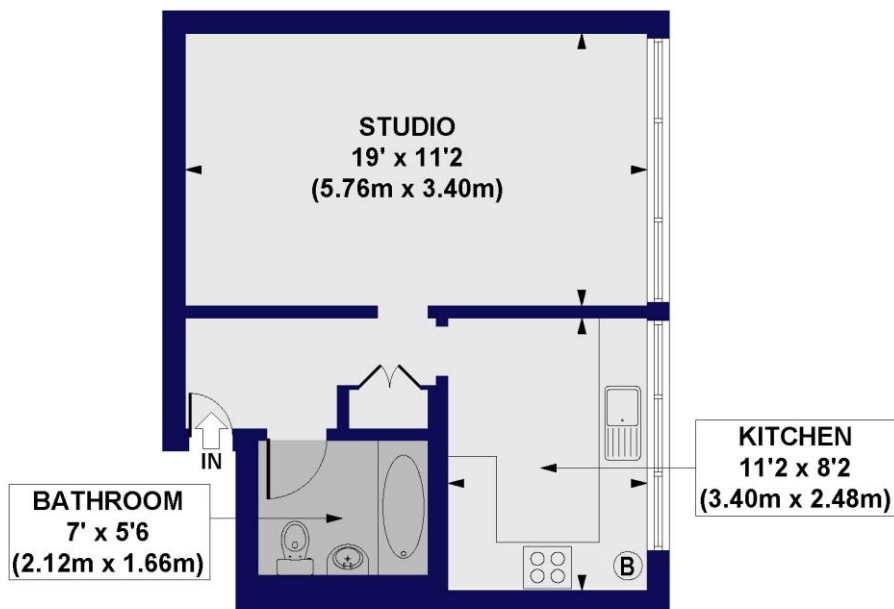
Further benefits of this property include a long lease of circa 955 years.

Beechwood Lodge is situated on East Bank within 0.1 miles to Stamford Hill Station (Overground), 1 mile to Manor House Station (Piccadilly Line) and first-rate bus links to Central London.

\*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.\*



**Beechwood Lodge, East Bank, N16**  
 Approx. Gross Internal Floor Area 406 sq. ft / 37.73 sq. m



**FIRST 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.

**Winkworth**

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             | 78 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



<https://www.winkworth.co.uk/sale/property/STK250511>

**Tenure:** Leasehold

**Term:** 955 year and 0 months

**Service Charge:** £1440 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** A

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