



BEECHWOOD LODGE, EAST BANK, LONDON, N16
£300,000 LEASEHOLD

**AN ARCHITECTURALLY ACCLAIMED LARGER THAN
AVERAGE STUDIO APARTMENT SITUATED ON THE
FIRST FLOOR OF A PRIVATE MODERN BLOCK,**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A bright and larger-than-average studio apartment situated on the first floor of Beechwood Lodge, a private modernist development designed in the early 1970s by acclaimed architects Terry Farrell and Nicholas Grimshaw.

Renowned for its striking High-Tech style, the building features clean lines, modular detailing, and vivid green cladding — a distinctive example of post-war architectural design that combines light, space, and precision engineering.

The property itself comprises a well-appointed bathroom, a large separate kitchen, and a generous studio space with the potential to create a distinct bedroom area.

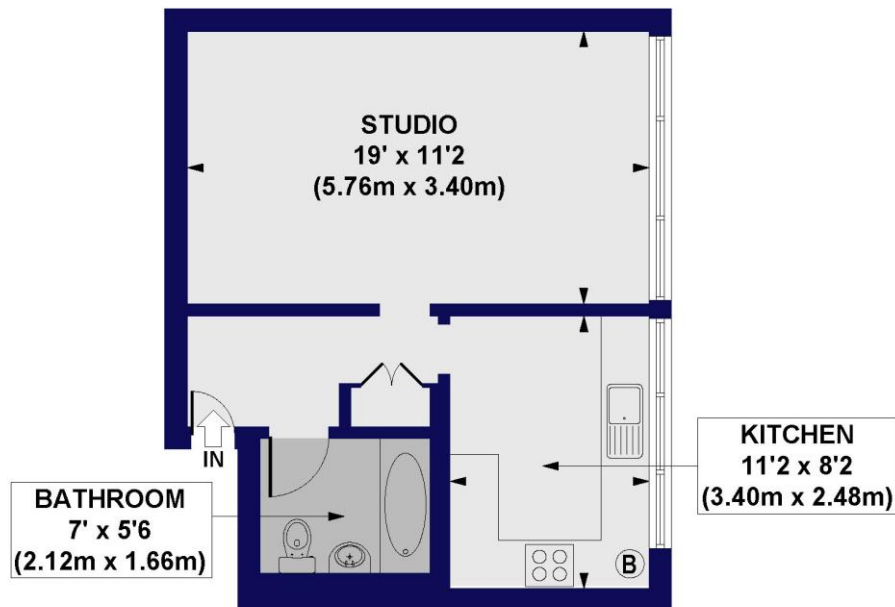
Further benefits include a long lease of approximately 955 years and well-maintained communal areas.

Beechwood Lodge enjoys an excellent location on East Bank, just 0.1 miles from Stamford Hill Station (Overground), 1 mile from Manor House Station (Piccadilly Line), and close to first-rate bus links into Central London.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material are approximations based on information provided at the time of instruction. Actual costs may vary, and interested parties are advised to carry out their own due diligence.



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: 954 year and 11 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