



**THE TREES 83-89, AMHURST PARK, LONDON, N16**  
**£350,000 SHARE OF FREEHOLD**

**A BEAUTIFULLY PRESENTED ONE BEDROOM PERIOD  
 PROPERTY, SET ON THE TOP FLOOR OF AN ATTRACTIVE  
 VICTORIAN TERRACE, NEAR THE WOODBERRY WETLANDS.  
 N4**

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





## DESCRIPTION:

A beautifully presented one bedroom period property, set on the top floor of an attractive Victorian terrace, near the Woodberry Wetlands. N4.

The property offers almost 500 sq. ft of accommodation, including a spacious double bedroom with open views and bespoke fitted wardrobes. There is a newly fitted, fully tiled bathroom and a modern kitchen with ample storage.

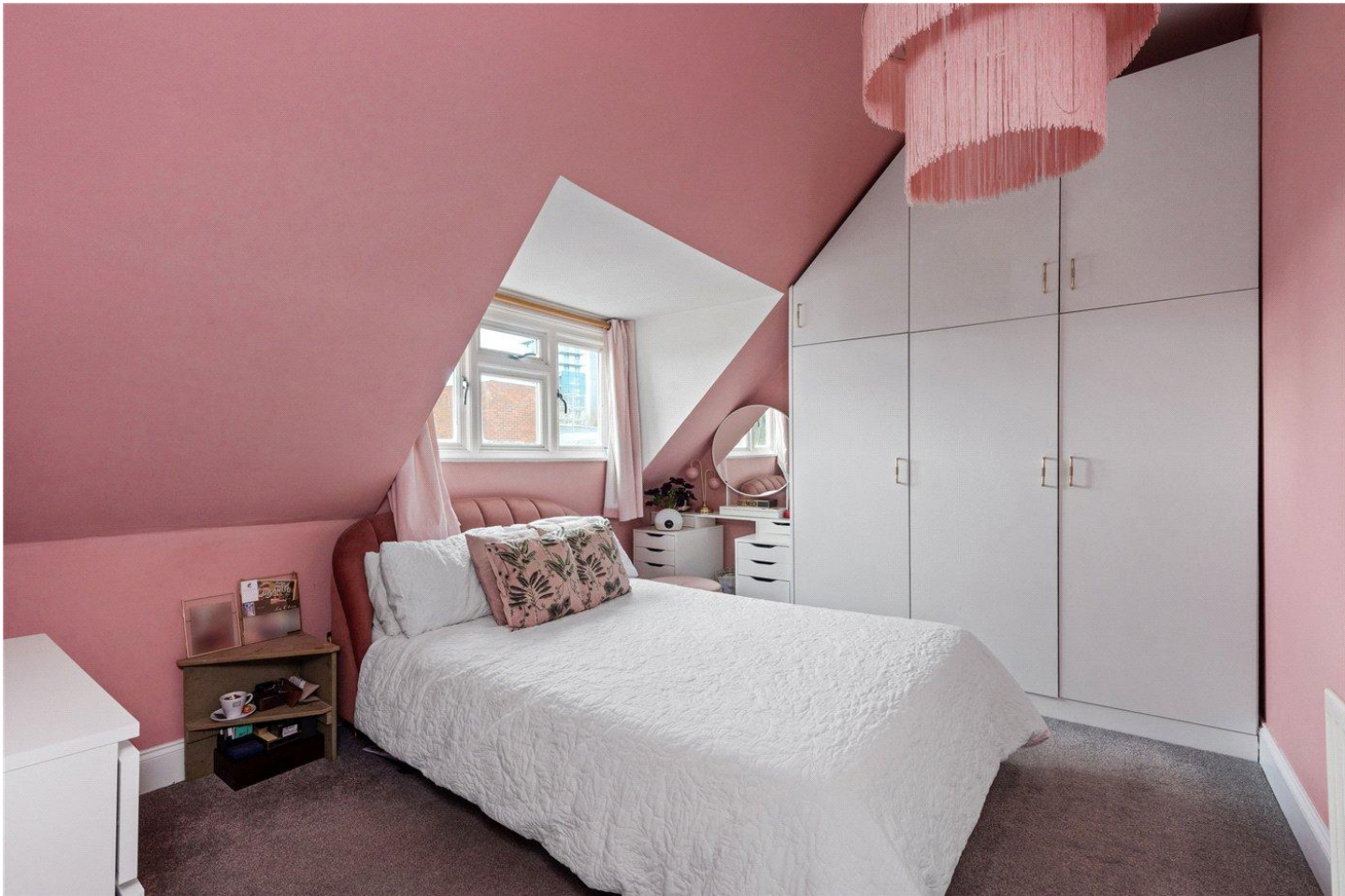
The reception room is bright and well-proportioned, featuring exposed brickwork, bespoke shelving and herringbone flooring.

Further benefits include a share of the freehold and off-street parking to the front on a first-come, first-served basis.

Well located for transport links into the City and Central London, with Stoke Newington High Street and Church Street within easy reach, offering a range of shops, cafés, bars and restaurants. Woodberry Wetlands and nearby green spaces are also close by. Manor House and Stamford Hill Station are at 0.6 miles and 0.3 miles away, respectively.

\*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.\*

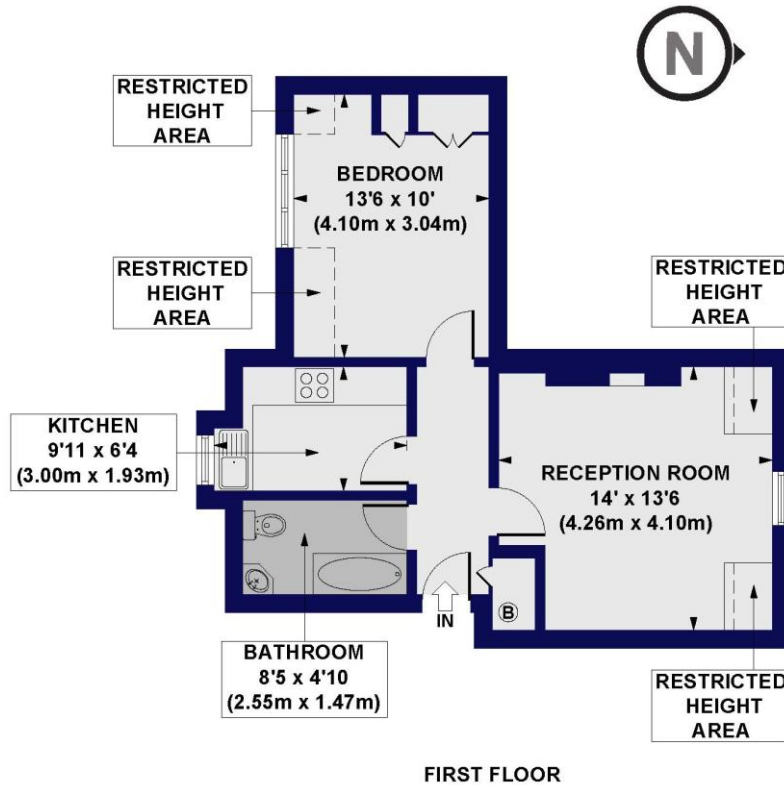




## The Trees, Amhurst Park, N16

Approx. Gross Internal Floor Area 484 sq. ft / 45.00 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 454 sq. ft / 42.16 sq. m (Excluding Restricted Height Area)



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	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260012>

**Tenure:** Share of Freehold

**Term:** 984 year and 5 months

**Service Charge:** £1200 per annum

**Ground Rent:** £ 0 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