



LGF, DURLEY ROAD, LONDON, N16
£525,000 SHARE OF FREEHOLD

**A SPACIOUS TWO-BEDROOM APARTMENT IN A
VICTORIAN-STYLE BUILD. THE PROPERTY BOASTS
THOUGHTFULLY CURATED INTERIORS**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A spacious two-bedroom apartment in a Victorian-style build. The property boasts thoughtfully curated interiors throughout and enjoys direct access to a private, south-east facing garden.

This immaculate 2-bedroom flat is situated on Durley Road, N16, a desirable area in North London. The property features two spacious bedrooms, one of which offers direct access to a private patio, while the open-plan living room and kitchen span the front of the building. The living area includes space for dining, a well equipped kitchen, and benefits from ample natural light throughout. The building combines classic architecture with modern conveniences and a beautifully tiled family bathroom separates the living spaces.

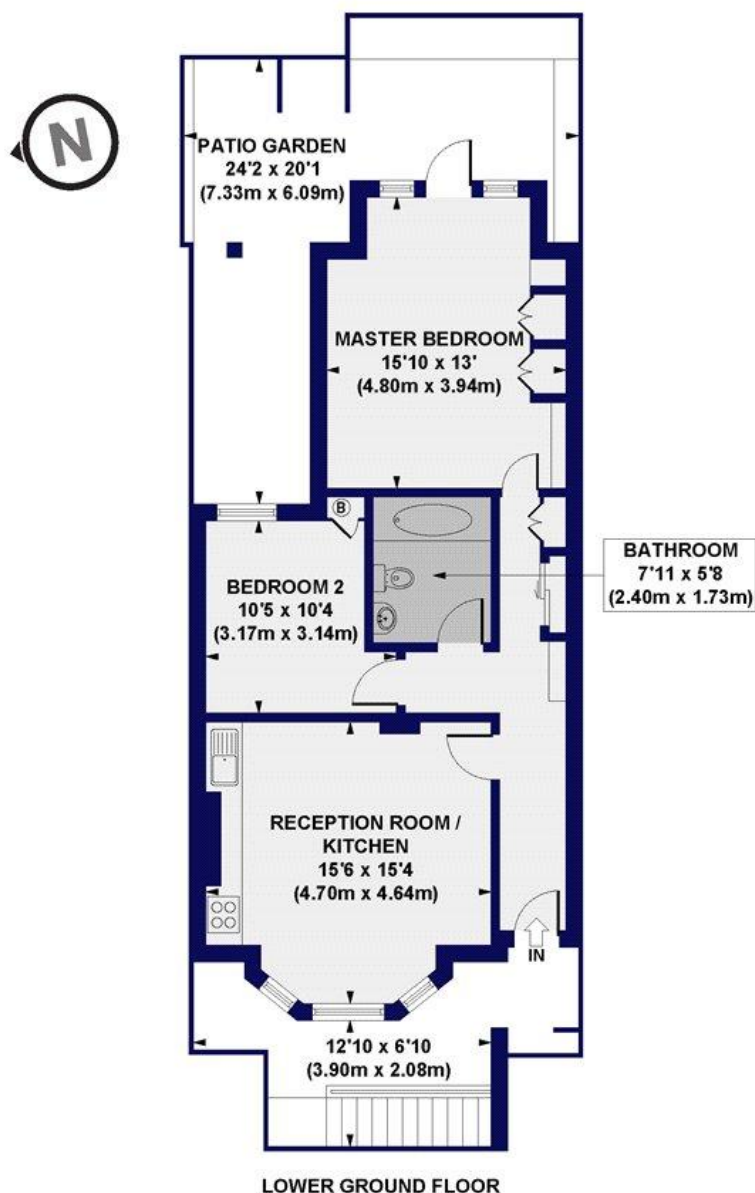
Durley Road offers a tranquil, tree-lined residential setting close to Stoke Newington Church Street, Stoke Newington High Street, and Stamford Hill, which are all home to a vibrant selection of shops, bars, restaurants, and cafes. Residents benefit from easy access to nearby green spaces, including Clissold Park, Abney Park, Springfield Park, and the Woodberry Downs nature reserve. The property is also well-placed for highly-rated schools, including Holmleigh Primary School and Gladesmore Community School, both rated Outstanding by Ofsted.

Transport connections are excellent, with Stamford Hill Overground station just a 7-minute walk away and Seven Sisters station (Victoria Line) a 5-minute bus ride. South Tottenham (Overground), Manor House (Piccadilly Line), and Finsbury Park (Victoria, Piccadilly, and National Rail) are also easily accessible by bus. Manor House station can also be reached through picturesque routes along the scenic New River. The area boasts multiple green spaces, such as Woodberry Wetlands, Clissold Park, and Hackney Marshes, ideal for outdoor activities. Safe cycling routes into the City and West End further add to the area's appeal.

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.



Durley Road, N16
Approx. Gross Internal Floor Area 683 sq. ft / 63.43 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250104>

Tenure: Share of Freehold

Term: 988 year and 11 months

Service Charge: £0 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