



LINCOLN COURT, BETHUNE ROAD, LONDON, N16
£450,000 LEASEHOLD

**A SPACIOUS THREE-BEDROOM APARTMENT ON
THE NINTH FLOOR WITH VIEWS OVER
WOODBERRY WETLANDS AND THE CITY, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A wonderfully light and spacious three bedroom apartment extending to approximately 943 sq. ft, positioned on the ninth floor of Lincoln Court with exceptional panoramic views across London.

The property enjoys a fantastic outlook over East Reservoir and Woodberry Wetlands, with far reaching views towards the City skyline. The generous accommodation comprises a large reception room with full width windows, separate kitchen diner, three well-proportioned double bedrooms, a stylish bathroom and separate WC. There is also excellent storage throughout and use of a large communal garden.

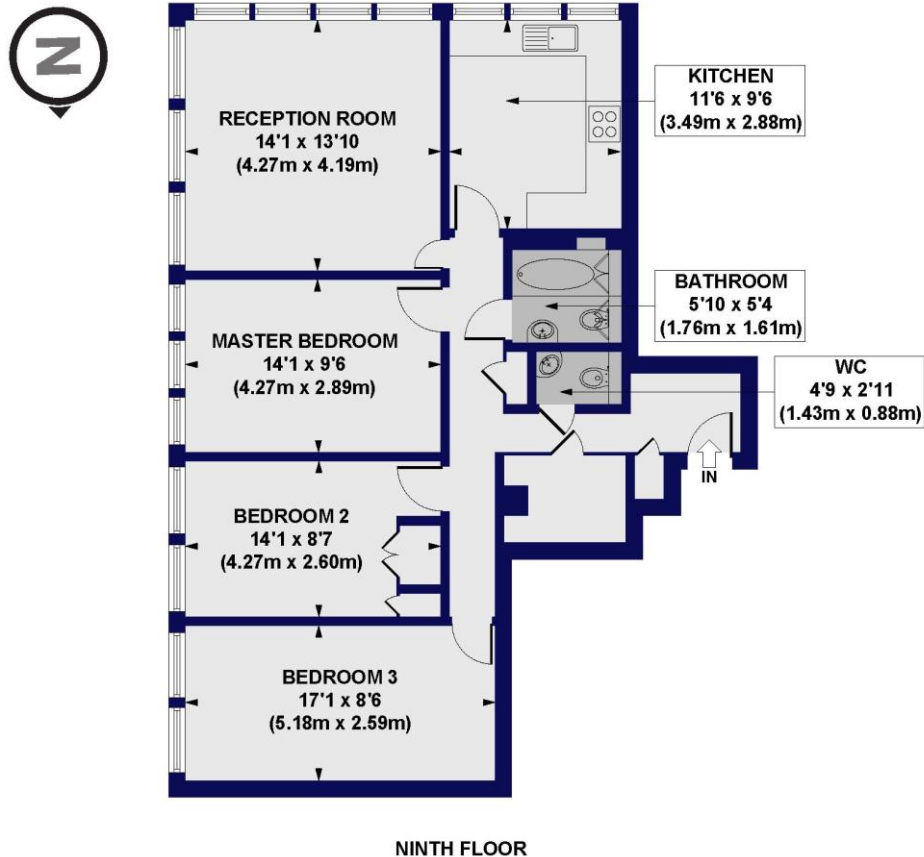
The reception room is particularly impressive with plenty of natural light and expansive views, while the three bedrooms provide good proportions and flexibility for modern living.

Lincoln Court is positioned on the edge of Woodberry Wetlands Nature Reserve and is within easy reach of Stamford Hill's shops and supermarkets. Transport links are excellent with Stamford Hill Overground and Manor House Underground stations both providing easy access towards The City and West End, alongside numerous local 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.



Lincoln Court, Bethune Road, N16
Approx. Gross Internal Floor Area 943 sq. ft / 87.65 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.

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	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260149>

Tenure: Leasehold

Term: 87 year and 10 months (Subject to change)

Service Charge: £2151.85 per annum (approx.)

Ground Rent: £ 9 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.