



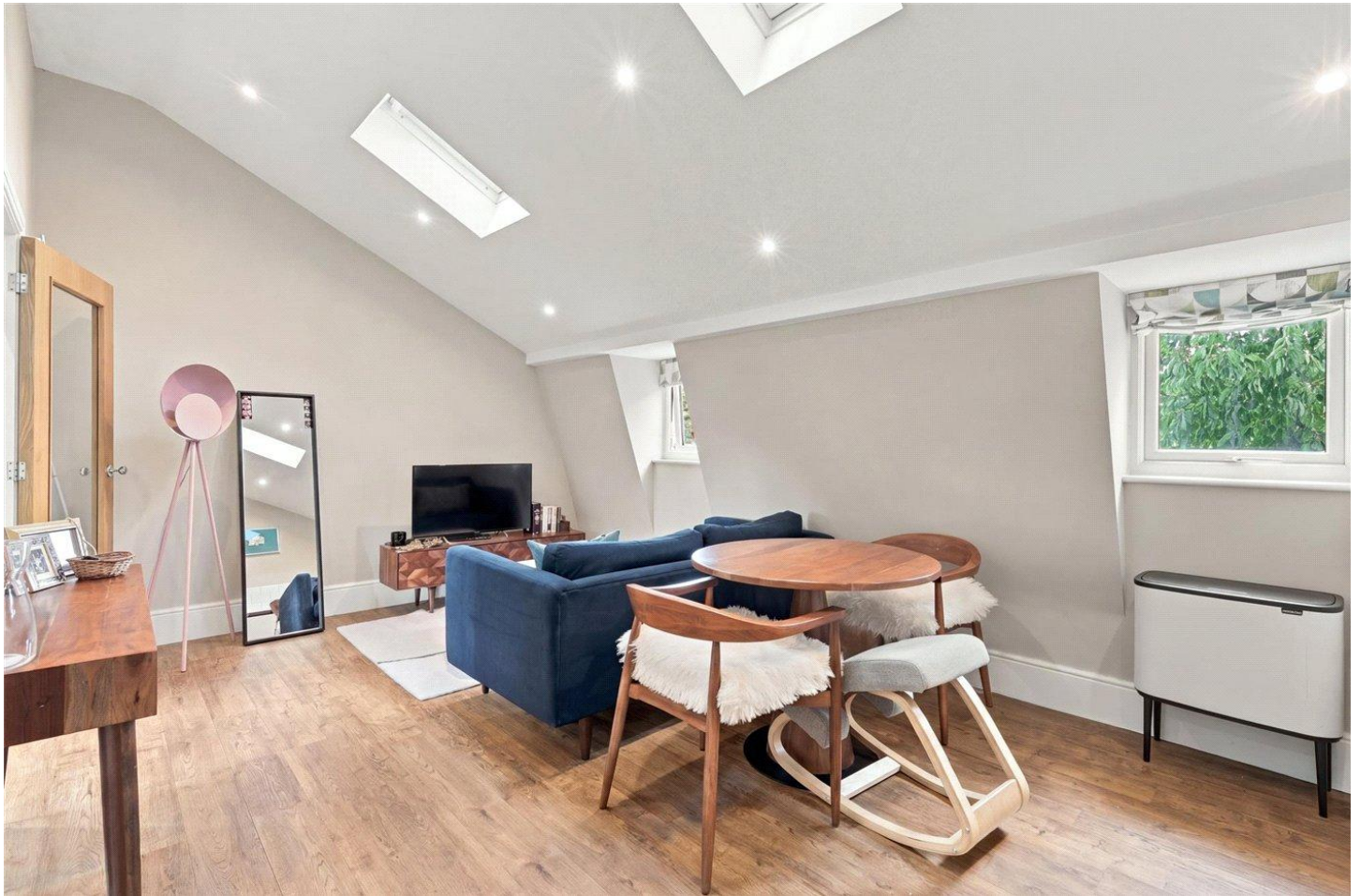
STAMFORD HILL, N16
£375,000 LEASEHOLD

**AN ELEGANT TOP FLOOR VICTORIAN CONVERSION WITH
GATED PARKING | <0.1 STOKE NEWINGTON STATION, N16**

Stoke Newington | | stokenewington@winkworth.co.uk

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[winkworth.co.uk](https://www.winkworth.co.uk)



DESCRIPTION:

Set back from the road behind secure gated off-street parking, this stylish top-floor split-level apartment occupies the upper levels of an impressive Victorian conversion on Stamford Hill. Offering 534 sq. ft (49.6 sq. m) of brightly lit, thoughtfully designed accommodation, the home presents a fantastic turn-key opportunity in central N16.

Entered via a private second-floor landing, a dedicated internal staircase leads up to the main third-floor living space.

At the heart of the home is a spacious, dual-aspect open-plan reception, dining, and kitchen area (18'4 x 10'10), framed by vaulted ceilings, skylights, and dormer windows that fill the room with natural light. The modern kitchen is neatly integrated into the reception space, featuring crisp tiled splashbacks and quality integrated appliances.

The layout offers excellent separation between living and sleeping quarters. A well-proportioned double bedroom (11'6 x 10'10) sits across the hall, served by a remarkably generous four-meter-long bathroom suite.

Ideally positioned just moments from Stoke Newington Overground station and direct transport links into the City and West End, the property is within effortless reach of the artisan bakeries, independent shops, and popular eateries along Stoke Newington Church Street and the High Street.

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.

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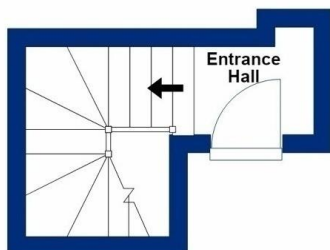
Woodman Apartments

Total area: approx. 529.0 sq. feet (49.1 sq. metres)



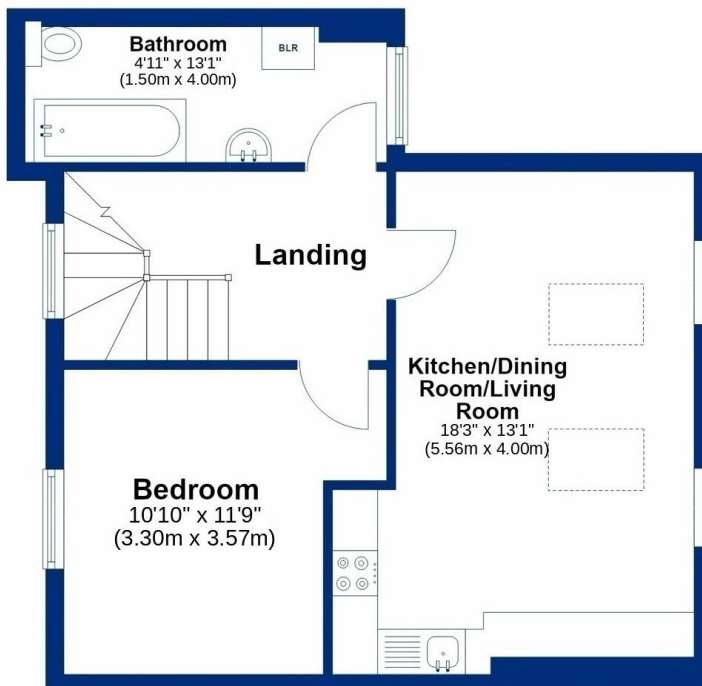
Second Floor

Approx. 4.7 sq. metres (50.3 sq. feet)



Third Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



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All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

• @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

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



<https://www.winkworth.co.uk/sale/property/STK260268>

Tenure: Leasehold

Term: 111 year and 0 months (Subject to change)

Service Charge: £2128 per annum (approx.)

Ground Rent: £ 200 Annually (Subject to review)

Council Tax Band: B

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.

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