



SPRINGDALE ROAD, LONDON, N16
£475,000 SHARE OF FREEHOLD

AN EXCEPTIONALLY BRIGHT AND CHARACTERFUL ONE-BEDROOM PERIOD APARTMENT, FEATURING A SPECTACULAR WEST-FACING TERRACE AND SITUATED IN THE HEART OF STOKE NEWINGTON. N16

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A truly unique opportunity to acquire an exceptionally bright and characterful one-bedroom period apartment, featuring a spectacular west-facing terrace and situated on a quiet residential street in the heart of Stoke Newington.

The accommodation is arranged over the top floor of an impressive Victorian conversion. The heart of the home is a superb semi-open plan reception and kitchen extending over 17ft, creating an inviting entertaining space filled with natural light. The room features a charming porthole window and provides ample space for a dedicated dining area, leading directly onto the property's standout feature: a large, private west-facing terrace offering far-reaching neighbourhood views.

The property further comprises a well-proportioned double bedroom and a modern shower room, both finished to an excellent standard. Cleverly designed eaves storage provides practical space for everyday items without compromising the flat's airy feel. Retaining charming period character and unique architectural details throughout, the apartment serves as a perfect urban retreat.

Ideally located on Springdale Road, the property is moments from the boutique shops, award-winning bars, and restaurants of both Newington Green and Stoke Newington Church Street. The vast open green spaces of Clissold Park, with its tennis courts and lakes, are also just a short walk away.

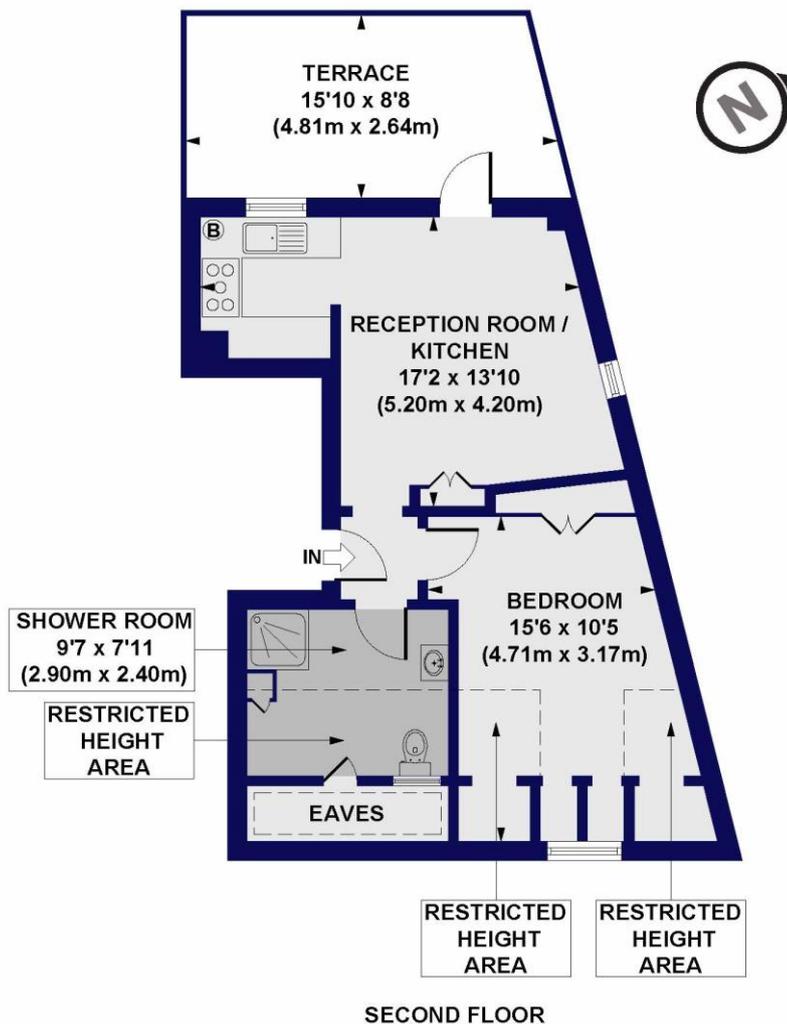
Excellent transport links are within easy reach, including Canonbury Station (Overground), providing swift access to Highbury & Islington (Victoria Line), Shoreditch High Street, and Canary Wharf. Numerous bus routes from Newington Green also offer direct links to the City and the West End.

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.



Springdale Road, N16

Approx. Gross Internal Floor Area 513 sq. ft / 47.67 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 388 sq. ft / 36.05 sq. m (Excluding Restricted Height Area & Eaves)



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		
55-68	D	56 D	68 D
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC260064>

Tenure: Share of Freehold

Term: 87 year and 7 months

Service Charge: £1080 per annum (approx.)

Ground Rent: £ 0 Annually

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.