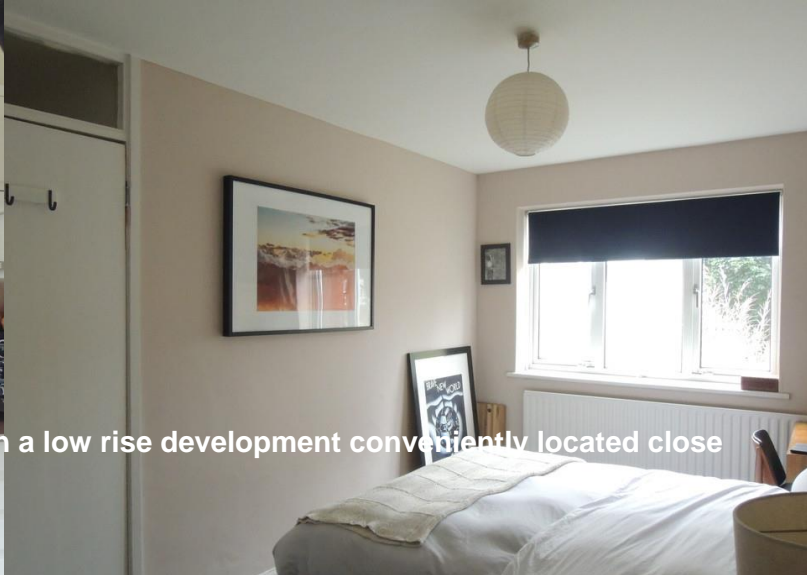


Julian Reid



33 Spenser Grove, London, N16 8UA

A spacious one bedroom flat, well presented within a low rise development conveniently located close to Newington Green

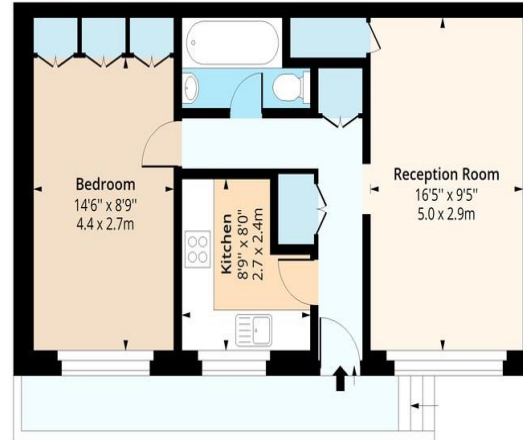
Guide Price £350,000
Leasehold

- **1 Bedroom**
- **Council Tax Band: B**
- **EPC Rating: TBC**
- **Raised Ground Floor**
- **Beautifully presented**

A beautifully presented one bedroom flat arranged on the raised ground floor of this modern, low rise development. Recently refurbished including new kitchen, bathroom and solid wood flooring the nicely arranged accommodation provides a bright, freshly decorated first home. Spencer grove is conveniently located close to Newington Green and within easy reach of all the amenities of Stoke Newington and Dalston.

Spenser Grove, N16

Approx. Gross Internal Area 519 Sq Ft - 48.22 Sq M (Excluding Balcony)
Approx. Gross Internal Area 590 Sq Ft - 54.81 Sq M (Including Balcony)



Ground Floor

Floor Area 519 Sq Ft - 48.22 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

lpaplus.com



Julian Reid
51 Newington Green, London N16 5AR

ireid@julianreid.co.uk Fax: 020 7923 8651

+44 (0) 20 7923 8650

Important notice: Julian Reid, their clients and any joint agents give notice that: 1: They are not authorized to make or give representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of the client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Julian Reid have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



J352 Ravensworth 01670 713330