

Julian Reid



**Flat 10, The Trees, 85-89 Amhurst Park, London, N16 5DP**

**A light and airy flat arranged on the first floor of a terrace of Victorian houses set back from the road and within a short walk of Stamford Hill overground station**

**Guide Price £400,000**  
**Leasehold**

- **Excellent condition**
- **Council Tax Band: C**
- **EPC Rating: C**
- **1 Bedroom**
- **Large Reception room**

A spacious flat arranged on the first floor of a converted Victorian house, part of a terrace set back from the road behind parking and gardens. The flat offers well presented accommodation which has been recently refurbished. Large, bright reception room into bay window, separate well fitted kitchen, modern bathroom and bedroom to the rear. Ideal pied-a-terre of first purchase which is located within a short walk of Stamford Hill overground station (Liverpool Street 15 minutes) and accessible to the vibrant selection of shops, bars and restaurants in Stoke Newington

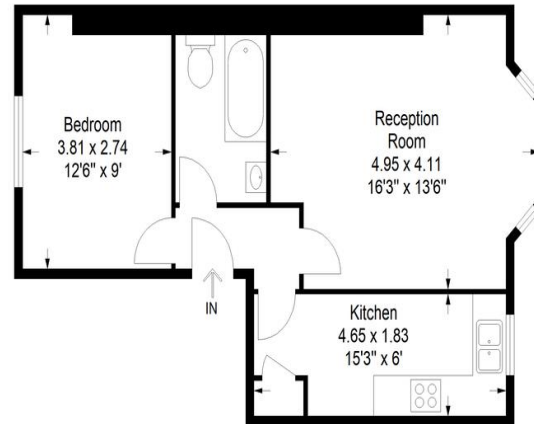


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## The Trees

Approximate Gross Internal Area

First Floor = 489 sq ft / 45.43 sq m  
Total = 489 sq ft / 45.43 sq m



## First Floor

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Floor plan For Julian Reid

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