

Julian Reid



40 Denman House, Lordship Terrace, London, N16 0JH
A bright, one bedroom flat within this very popular block well located just off Stoke Newington Church Street and close to Clissold Park

Guide Price £365,000
107 years Leasehold

- **Excellent location**
- **Council Tax Band: B**
- **EPC Rating: C**
- **Parquet flooring**
- **Chain Free**

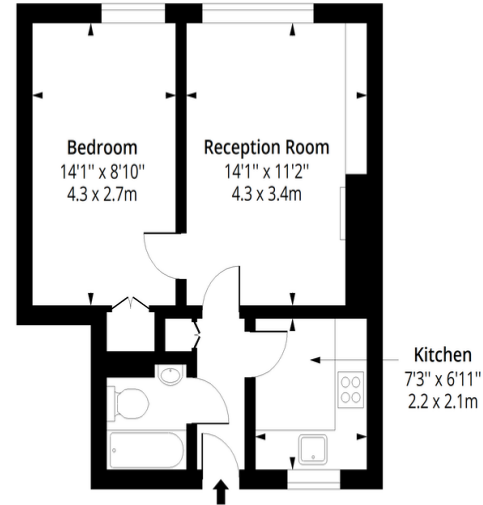
A bright flat within this popular development with well presented accommodation arranged on the ground floor. The flat offers a south facing reception room with parquet flooring, well fitted kitchen, bedroom and bathroom. Denman House was built mid twentieth century by the Church Commissioners and is located just off Stoke Newington Church Street, close to Clissold Park. There are various bus routes and a vibrant selection of shops, bars and restaurants all on one's door step. Current Service Charges are just over £1400 per annum and the Ground Rent is £200 per annum.



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Denman House, N16

Approx. Gross Internal Area 423 Sq Ft - 39.30 Sq M



Ground Floor

Floor Area 423 Sq Ft - 39.30 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

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Date: 19/10/2023

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