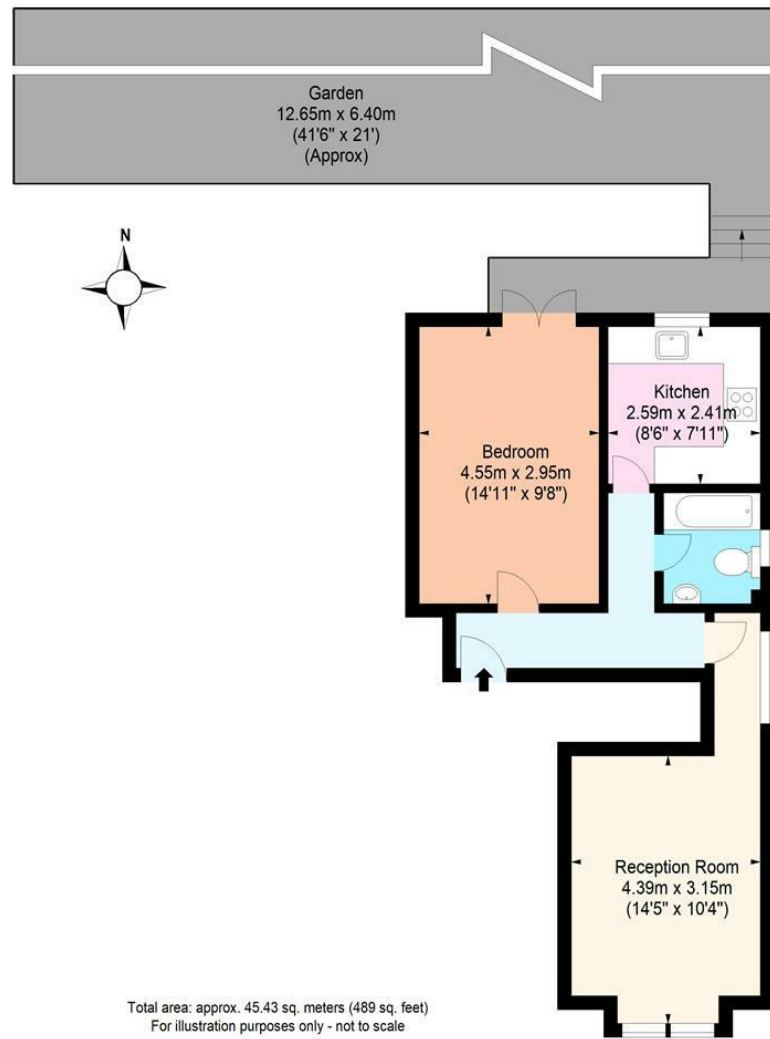


**Raised Ground Floor**  
Approx. 45.43 sq. meters (489 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Amhurst Park, N16



**£1,250**

A bright and airy one bedroom flat is set on the raised ground floor of this Victorian converted house. The property benefits from wooden flooring and a modern kitchen and spacious bathroom and also a large and private secluded garden.

There is off street parking on a first come first served basis. Amhurst Park is located within walking distance to local shops and transport including the 253 Bus, Stamford Hill Overground and Manor House Tube.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

[oakwoodestateagents.com](http://oakwoodestateagents.com)

48 Stoke Newington Church Street  
London N16 ONB

Company No. 2995463, Oakwood Estate Agents Limited T/A Oakwood

Tel 020 7249 1000  
Fax 020 7249 2000

[www.oakwoodestateagents.com](http://www.oakwoodestateagents.com)



- Available Immediately
- Furnished
- Victorian Conversion

- Large private garden
- Excellent Condition

