



Stamford Grove East, N16 6LS
£840,000

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Stamford Grove East, N16 6LS

This impressive two bedroom semi-detached house offers a generous 1,114 sq ft (104 sq m) of internal living space, thoughtfully arranged over three floors. The property is presented in excellent condition and showcases beautiful period features throughout, adding charm and character to the home. As you enter the gates to the home, through the beautiful and private front garden, you are greeted by a charming sun-drenched reception room with a balcony, alongside an additional dining room / or office room. To the rear of the property, there is an additional private patio area.

Downstairs, the spacious kitchen is designed to providing ample room for dining and entertaining. Both bedrooms on the top floor are bright and generously sized, benefiting from built-in wardrobes. The modern bathroom is positioned on the same floor as the two bedrooms, and is complemented by a separate WC on the ground floor, ensuring convenience for residents and guests alike. The property is ideal for those seeking a well-proportioned home in a great location with a flexible layout, suitable for couples, small families or professionals.

Council Tax band: E

Tenure: Freehold

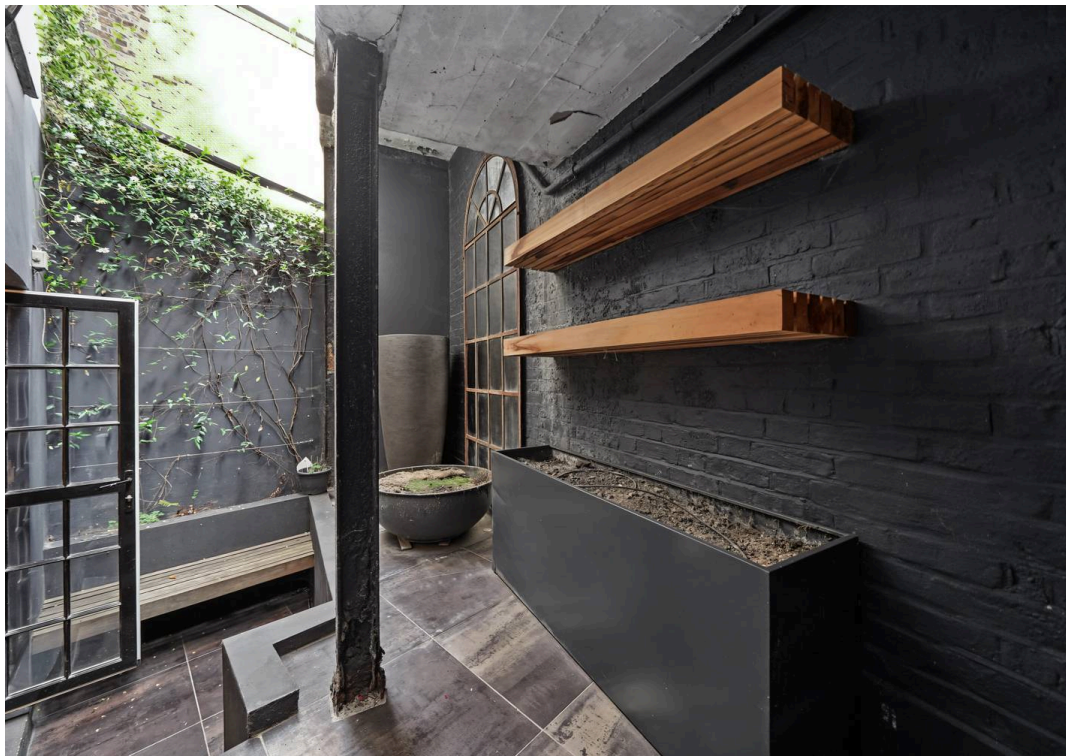
EPC Energy Efficiency Rating: D

- Freehold Semi-Detached House
- 1114 sq ft / 104 sq m - Internal Living Area
- Arranged Over Three Floors
- Two Spacious Bedrooms with Built In Wardrobes
- Modern Bathroom + Seperate WC
- Private Front Garden + Rear Patio
- Very Spacious Kitchen with Dining Room
- Beautiful Period Features Throughout













Stamford Grove East, N16

Approximate Gross Internal Area = 1098 sq ft / 102.0 sq m

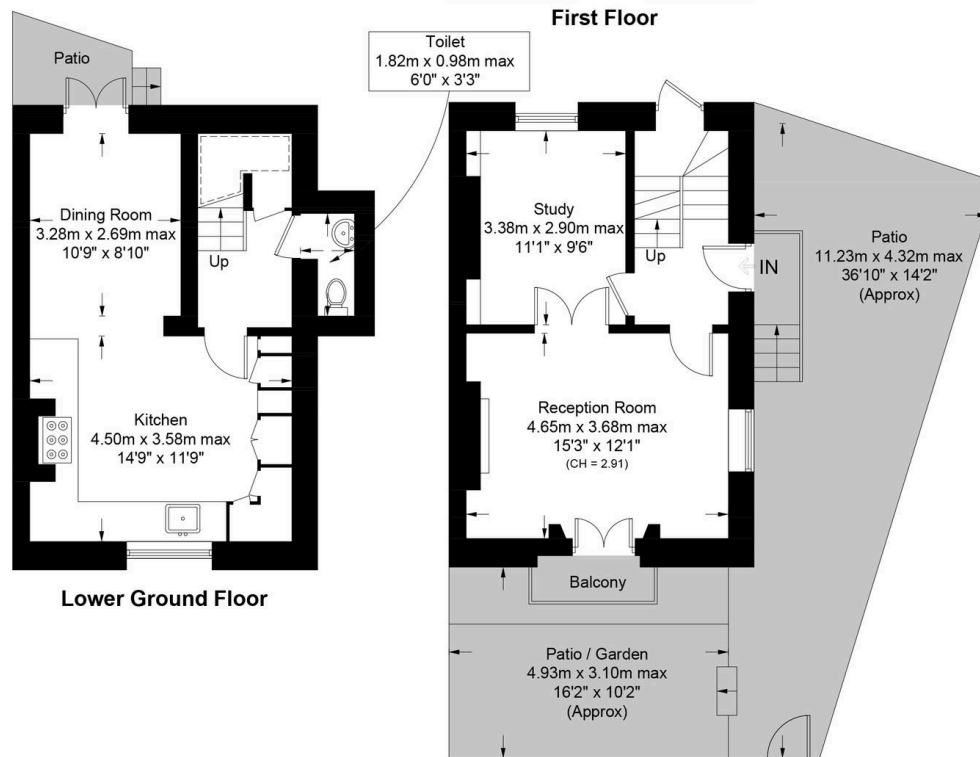
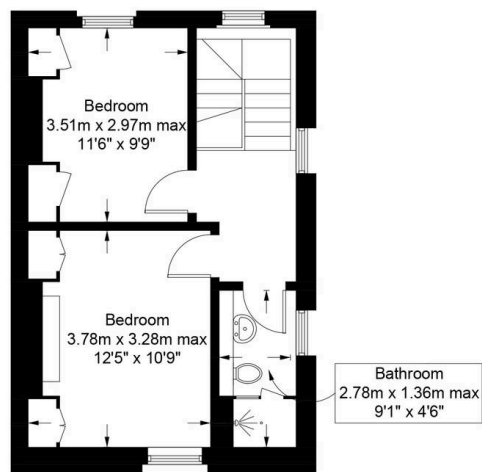
Reduced Headroom = 16 sq ft / 1.5 sq m

Total = 1114 sq ft / 103.5 sq m

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 = Reduced headroom below 1.5m / 5'0"



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Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222

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a viewing



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1318101)

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as been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.



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