



HOWARD ROAD, STAMFORD HILL, LONDON, N15
£490,000 SHARE OF FREEHOLD

BEAUTIFUL GROUND FLOOR PERIOD CONVERSION WITH PRIVATE WEST FACING GARDEN

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DESCRIPTION:

Situated on a sought-after residential street, this spacious ground floor one-bedroom conversion, currently arranged as a two-bedroom flat, offers access to a private garden and makes for an ideal first-time purchase. With a generous 592 sq ft of living space and potential to extend (STPP), the property retains charming character and is tastefully decorated throughout.

The flat covers the entire ground floor, featuring well-proportioned rooms with high ceilings, creating a bright and functional living area. Convenient transport links include Stamford Hill station (Overground), Seven Sisters (Victoria Line) and Stoke Newington (Overground). Other nearby stations such as South Tottenham (Overground), Manor House (Piccadilly Line), and Finsbury Park (Piccadilly & Victoria Lines, National Rail) provide easy access to The City and West End.

For lovers of the outdoors, the property is nearby several green spaces including Woodberry Wetlands, Clissold Park, Springfield Park, Hackney Marshes, and Finsbury Park. Additionally, safe cycling routes to The City and West End enhance the area's appeal.

Service Charge = Adhoc

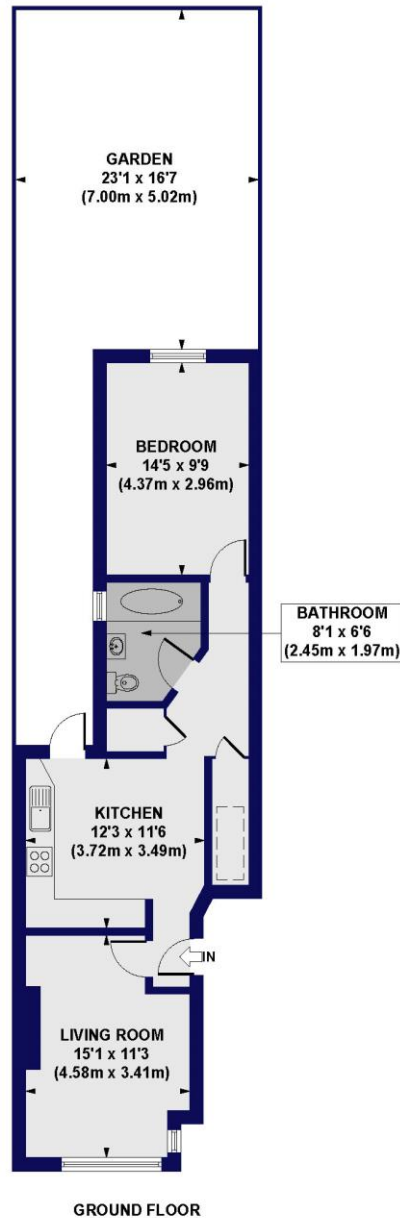
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Howard Road, N15
Approx. Gross Internal Floor Area 592 sq. ft / 55.03 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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