



## 9 Lordship Park, London, N16 5UN

Offers in excess of: £800,000 Share of Freehold

**2 Total Bedrooms | 1 Reception Rooms | 1 Bathrooms**

A stunning two-bedroom raised ground floor flat within an elegant period conversion on the ever-popular Lordship Park, featuring high ceilings, expansive living space and charming period detailing. The property enjoys a unique rear outlook towards The Castle Climbing, is offered chain free, and benefits from a share of the freehold.

- *Stunning two-bedroom raised ground floor flat within an elegant period conversion*
- *Offered chain free with a share of the freehold*
- *Located on the highly sought-after Lordship Park in the heart of N16*
- *Unique rear outlook towards The Castle Climbing Centre*



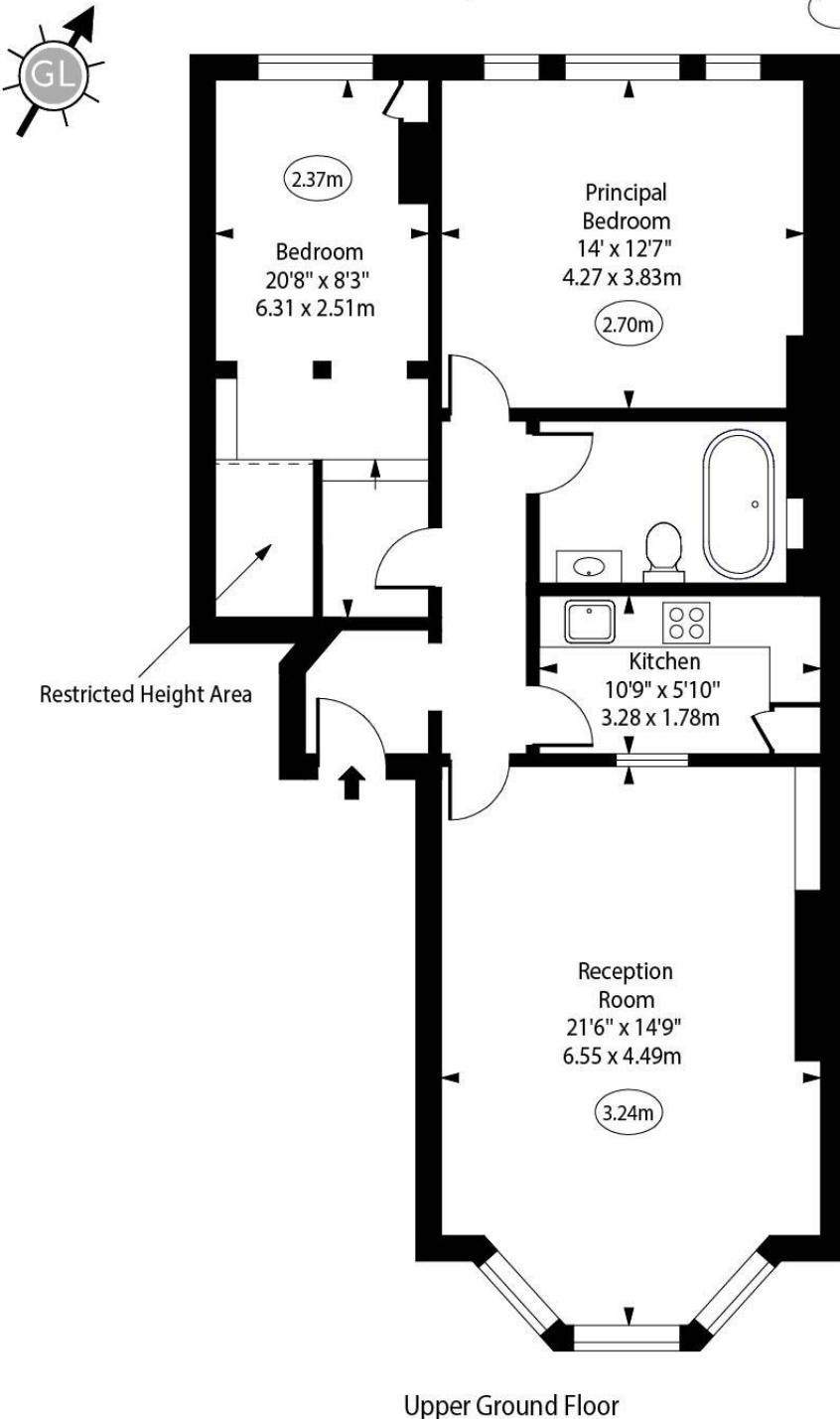
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The location is a real highlight. Lordship Park is a highly regarded residential street, moments from the green open spaces of Clissold Park and Highbury Fields along with the vibrant amenities of Stoke Newington and Church Street, renowned for its independent cafés, restaurants, delis and boutiques. The rear aspect enjoys an attractive outlook towards The Castle Climbing Centre, adding character and a sense of openness rarely found so close to central London.



# Lordship Park, N16

(○) - Ceiling Height



Upper Ground Floor

Approx Gross Internal Area 840 Sq Ft - 78.04 Sq M

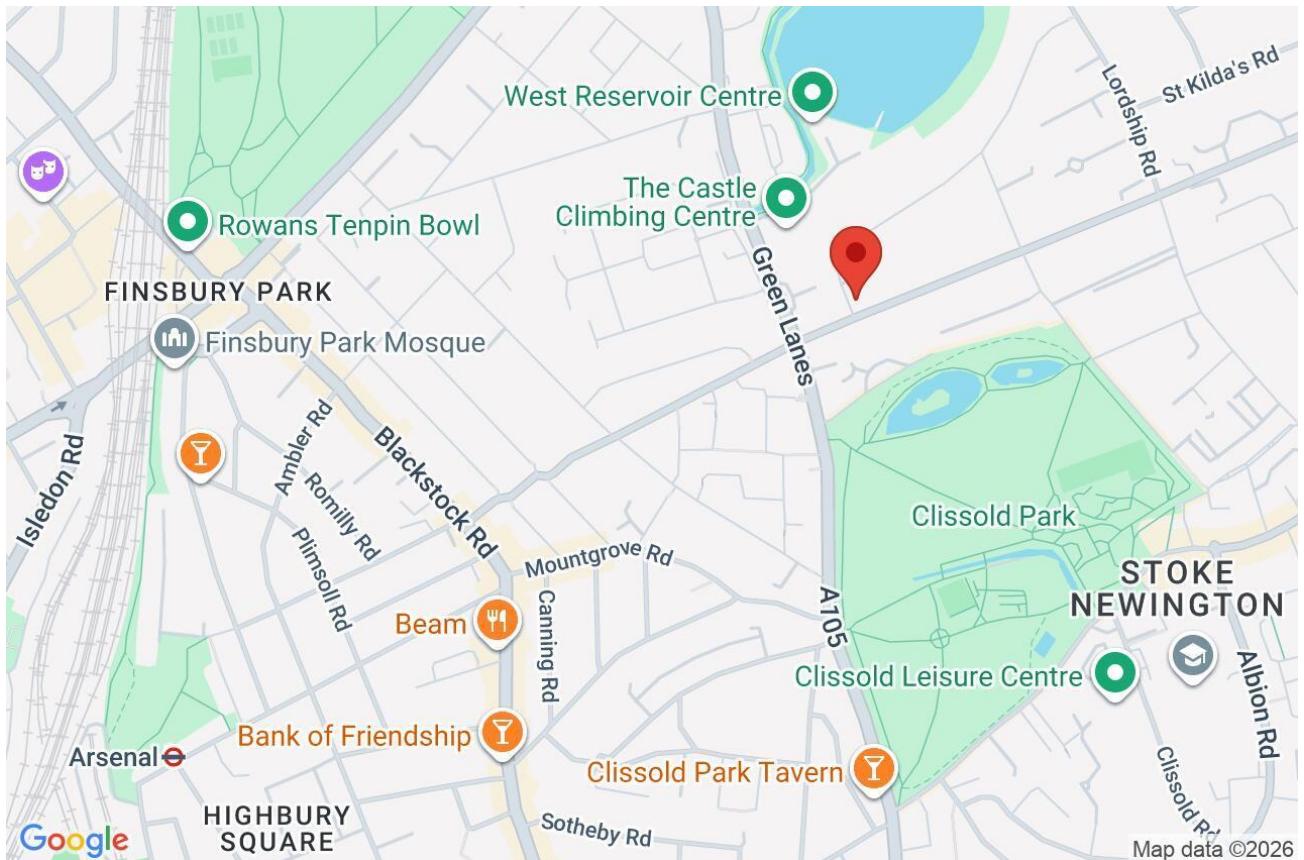
Approx. Floor Area Including Restricted Heights 862 Sq Ft - 80.08 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |