



LEWIS GARDENS, LONDON, N16  
**£435,000 LEASEHOLD**

## BEAUTIFULLY REFURBISHED TWO BEDROOM FLAT WITHIN A SOUGHT AFTER MODERN DEVELOPEMENT

Stoke Newington | | [stokenewington@winkworth.co.uk](mailto:stokenewington@winkworth.co.uk)

**Winkworth**



## DESCRIPTION:

This gorgeous two-bedroom flat is situated in a desirable modern development on the border of Stoke Newington and South Tottenham. It features two spacious double bedrooms, a bright open-plan living area with a new kitchen, and a contemporary family bathroom that separates the living spaces. Additionally, the flat has been updated with new flooring throughout.

Lewis Gardens a cul-de-sac, nestled between a number of treelined roads just West of the A10 and is perfectly placed for easy access to Stoke Newington Church Street as well as the local restaurants bars and shops in Seven Sisters. The green spaces of Springfield park and Clapton Common are located to the south of the property whilst Markfield park and Walthamstow wetlands are just a short distance away to the east. Transport connections are excellent with the Victoria line at Seven Sisters or the Overground at Stamford Hill and South Tottenham Rail Stations, all within half a mile. Cycling into Central London couldn't be easier; the Cycle Superhighway (CS1) extends from Tottenham High Road to Liverpool Street, via Stoke Newington and Hackney.

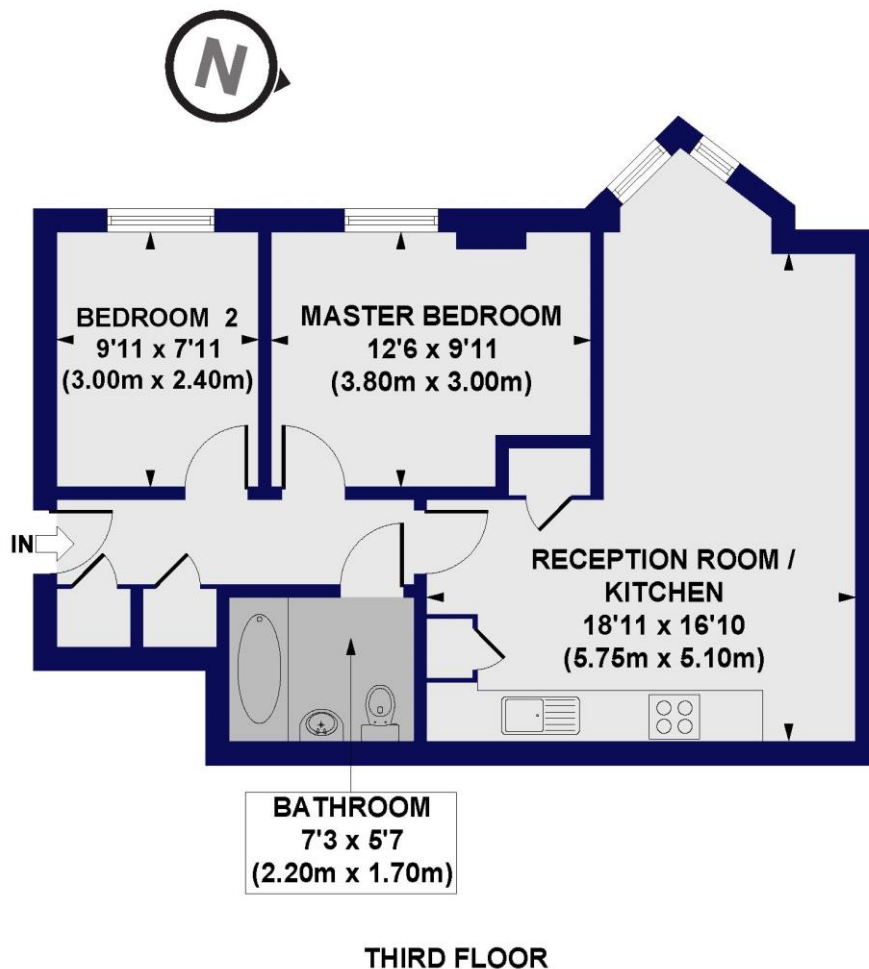
\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

**Winkworth**



Winkworth

**Lewis Gardens, N16**  
 Approx. Gross Internal Floor Area 599 sq. ft / 55.61 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.

**Winkworth**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC	82	82

Stoke Newington | | [stokenewington@winkworth.co.uk](mailto:stokenewington@winkworth.co.uk)



[winkworth.co.uk](http://winkworth.co.uk)

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.