



LORDSHIP ROAD, LONDON, N16  
OIEO £800,000 FREEHOLD

## AN ICONIC GRADE II LISTED TWO BEDROOM HOUSE IN THE HEART OF STOKE NEWINGTON

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## DESCRIPTION:

The Watch House is a charming Grade II listed two-bedroom house perfectly set just off Church Street.

Built in 1824, the house offers a deep history and is widely recognised amongst those in the area.

The property is accessed via small private courtyard with the ground floor providing a characterful living room with unique curved windows providing commanding views down Lordship Road over the private grassed area to the front.

A generous kitchen is located to the rear of the house and provides ample worktop and storage space.

A handy wc is also located on the ground floor alongside plenty of hallway storage.

A generous master bedroom is located on the first floor and again offers wonderful views through the sash windows whilst a second bedroom and family sized bathroom

The flat is set just moments from Stoke Newington Church Street which offers an eclectic mix of fantastic restaurants and bars alongside a variety of independent design and interior shops. For the outdoor enthusiast, there's a wide range of options within easy reach, Clissold Park comes with its own resident deer herd alongside tennis courts and a playground. Abney Park offers an alternate space for peaceful walks whilst the wetland centres at Woodberry Down reservoirs offer both nature walks and water sports. The Castle climbing centre is based in the old Victorian pump house and is widely known as one of the best climbing centres in London.

Transport across London is facilitated by overground links at Stoke Newington station which offers services to Liverpool Street whilst a variety of fantastic bus routes provides links to the City, Angel and West End. Manor House provides the closest underground links on the Piccadilly line and international links are serviced from St Pancras.

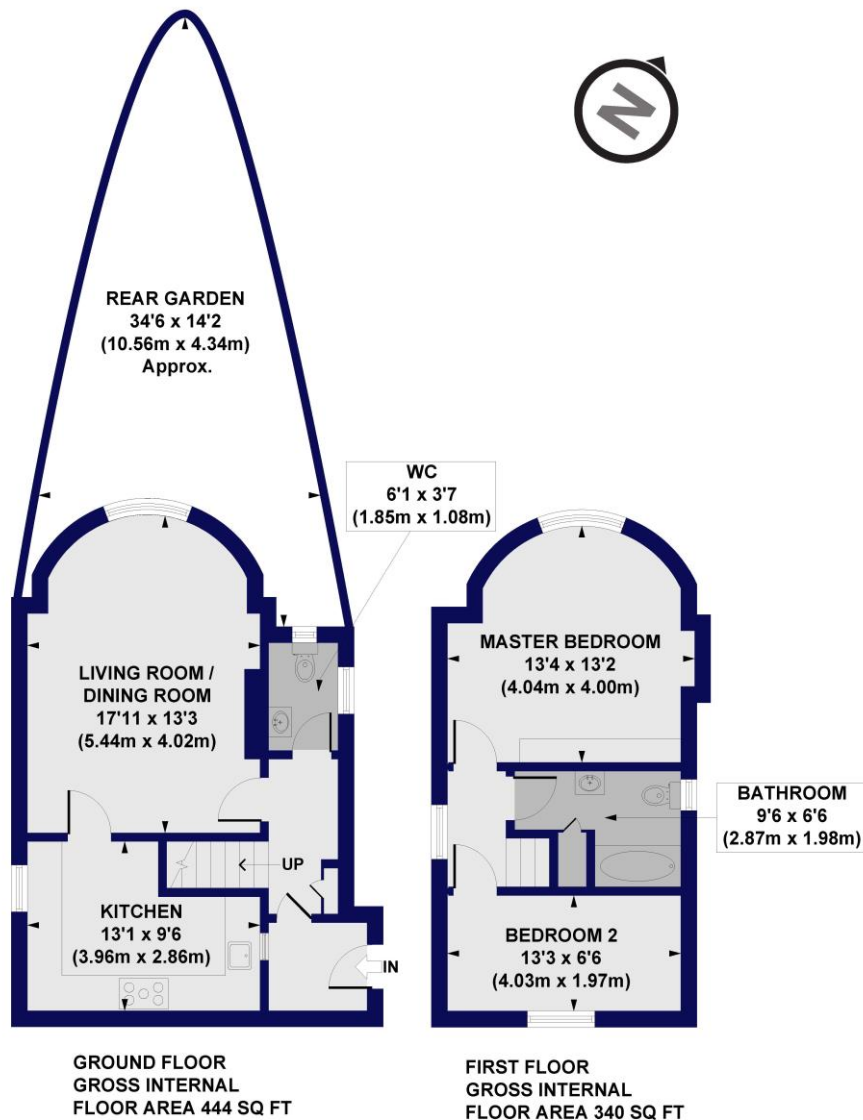
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Lordship Road, N16  
 Approx. Gross Internal Floor Area 784 sq. ft / 72.88 sq. m



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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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