



Finsbury Park Sales, 8 Blackstock Road, London N4 2DL

T 020 7704 5788 E finsburysales@ludlowthompson.com W www.ludlowthompson.com

THORPE ROAD STAMFORD HILL



SOLD

REF: 272998

2 Bed, Conversion Apartment, Private Garden

Close to transport links - Private garden - Two double bedrooms - Chain free - Sash windows

Ludlowthompson.com are delighted to offer with no onward chain this lovely two double bedroom conversion converted flat set within an end of terrace Victorian house. Situated on a delightful quiet street in Stamford hill N15, this property includes two large bedrooms, large reception room, fitted kitchen, separate w.c, newly refurbished, close to overland and bus links. Early viewings a must please call 02077045777.

Train/Tube - South Tottenham, Seven Sisters, Stoke Newington, Stamford Hill

Local Authority/Council Tax - Haringey

ludlowthompson



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Bedroom one



Bedroom Two



Reception



Garden



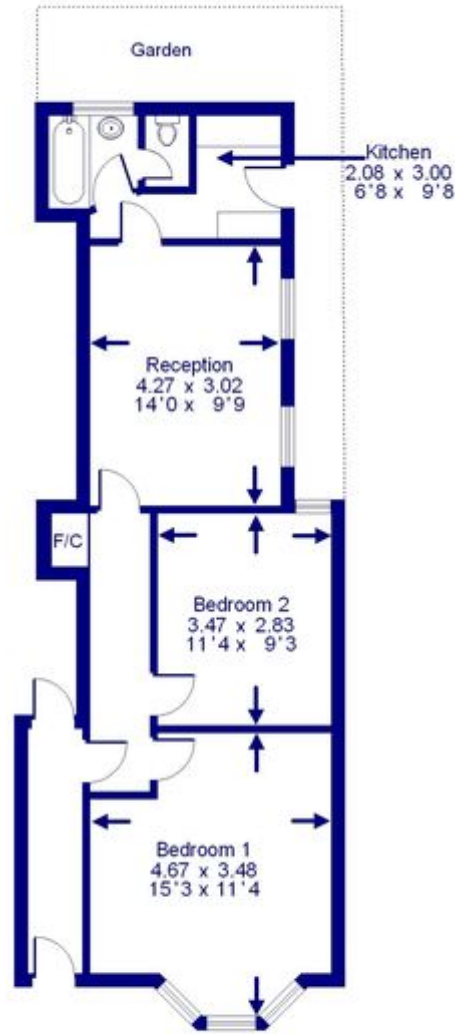
Bedroom one reverse angle



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Approx 57.5 sq. m / 619 sq. ft.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls and doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation by either the seller or their Agent.

Drawing No: FP3001

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Bedroom one - 4.465m x 3.749m (14' 7" x 12' 3")

This Large bedroom has a beautiful sash bay window to the front. Fitted radiators and carpet

Bedroom Two - 2.832m x 3.472m (9' 3" x 11' 4")

This bright spacious bedroom has a original sash window looking on to the garden. Fitted carpets and radiators.

Reception - 3.022m x 4.266m (9' 10" x 13' 11")

Two sash windows to the side, plenty of natural light and space.

Kitchen - 3.000m x 2.018m (9' 10" x 6' 7")

Fitted kitchen, plumbed for washer machine, cooker and fridge freezer. Door leading to the garden from the kitchen

Garden



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Sales Office quoting 272998

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.