

Lampard Grove

London, N16



**STRUTT
& PARKER**

BNP PARIBAS GROUP

Contemporary two bedroom home with gated driveway.

Extending to 814 sq ft, a modern home positioned in a popular location with the additional benefit of a home office positioned on the second floor.



2 RECEPTION ROOMS



2 BEDROOMS



1 BATHROOM



FREEHOLD



814 SQ FT



**GUIDE PRICE
£800,000**



The property

Architect designed, a two-bedroom contemporary home that further benefits from a home office that is positioned on the second floor.

The house is presented in good condition; the entrance hall leads to the downstairs w.c., and open plan living/dining room and kitchen. On the first floor there are two double bedrooms and a family bathroom, whilst to the top floor there is a space that has been designed as a home office.

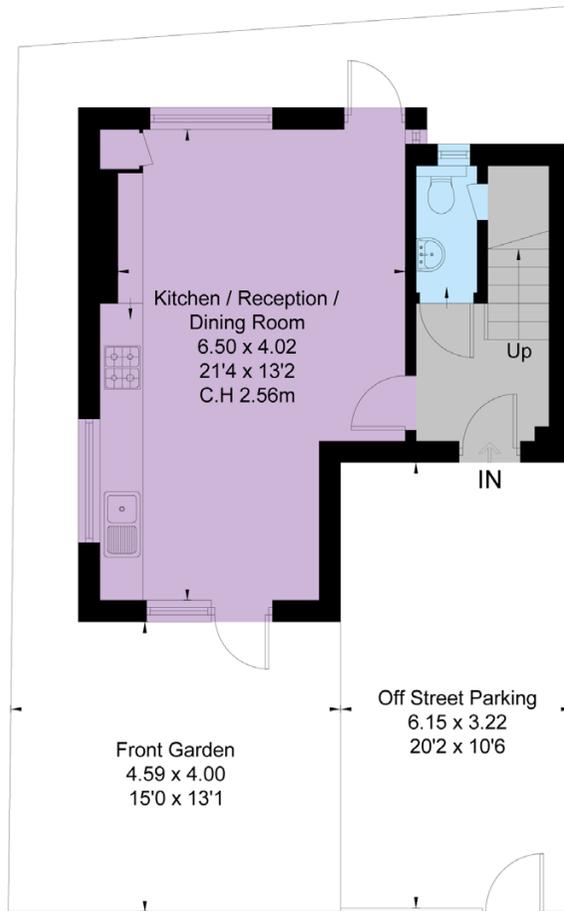
Externally the decked area surrounds the property, whilst to the front of the property there is an additional decked area and gated off street parking.

Location

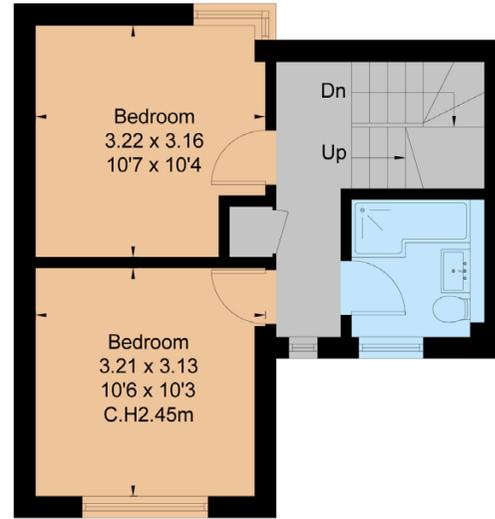
Located within 0.3 mile of Stoke Newington underground station and a stone's throw of the amenities of Stamford Hill and 0.1 mile of the green space of Abney Park.



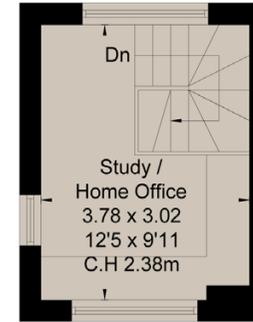




Ground Floor



First Floor



Second Floor

Floorplans

Gross internal area 814 sq ft (75.6 sq m)

For identification purposes only.

General

Tenure: Freehold

Local Authority: London Borough of Hackney

Council Tax: Band E

EPC Rating: C

Parking: Off street parking

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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