



Vartry Road Stamford Hill, London N15

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# Vartry Road

## Stamford Hill

### London N15

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Charming split-level one bedroom flat located a stone's throw from Stamford Hill Overground Station for quick access to Liverpool Street.



## DESCRIPTION

This delightful property set on the first and second floors of an attractive Victorian terraced house, offers spacious accommodation throughout, comprising a welcoming entrance hall, with stairs leading up to a generous reception room; separate kitchen, modern bathroom; hallway study/office space; and large double bedroom. There is also eaves storage space. The property is situated on Vartry Road close to Stamford Hill's varied array of shops and supermarkets. There are excellent transport links to The City and West End with numerous good bus routes, and trains from Stamford Hill (Overground), South Tottenham (Overground) and Seven Sisters (Victoria Line & Overground). Within a short walk are the River Lea and the green open spaces of Springfield Park and Woodberry Wetlands.



Share of Freehold

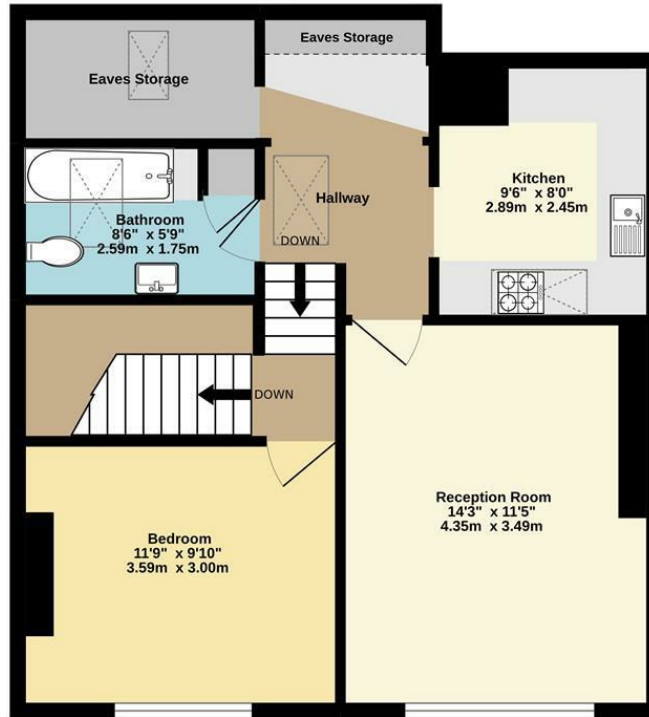
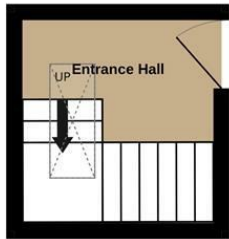
Asking Price £385,000





1st Floor  
61 sq.ft. (5.6 sq.m.) approx.

2nd Floor  
558 sq.ft. (51.9 sq.m.) approx.



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TOTAL FLOOR AREA : 619 sq.ft. (57.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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n16@nextmove.com  
020 7254 9709  
63-65 Stoke Newington Church Street,  
London N16 0AR

nextmove.com