

# Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at [philipalexander.net/reviews](http://philipalexander.net/reviews)

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent Google reviews 2006 to 2016



PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

**philipalexander**  
thinking local

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

**philipalexander**  
thinking local



**Lordship Grove, London N16**

**£475,000** FOR SALE

*Flat - Purpose Built*

🛏 2 🛋 1 🚿 1



# Lordship Grove, London N16

£475,000

## Description

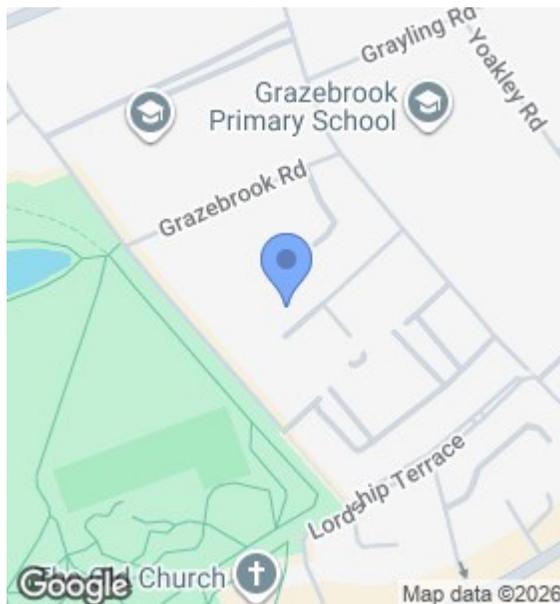
Set within an attractive purpose-built development, this well-proportioned two-bedroom first-floor apartment offers an excellent opportunity to update and personalise a home in one of Stoke Newington's most sought-after locations.

Positioned at the end of a peaceful cul-de-sac and located at the far end of the block, the apartment enjoys an exceptionally tranquil setting—remarkably quiet and far removed from any traffic noise. Surrounded by beautifully maintained communal gardens, it offers a rare sense of calm and privacy while still being moments from everything Stoke Newington has to offer.

Inside, the property features a bright and generously sized living room with bespoke alcove storage and a pleasant outlook over the greenery, enhancing

## Key Features

<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	
<b>Council Tax</b>	



## Floorplan

### Sycamore House, N16

Approx. Gross Internal Area 690 Sq Ft - 64.10 Sq M



### First Floor

Floor Area 690 Sq Ft - 64.10 Sq M

 Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 22/11/2025

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		75	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.