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*professional* *fresh air*  
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**Sanford Lane, London N16**

**£950,000** FOR SALE

House - End Terrace

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# Sanford Lane, London N16

£950,000

## Description

This superb end-of-terrace Victorian home is ideally positioned on a quiet passage just off Stoke Newington High Street, offering both tranquillity and immediate access to local amenities.

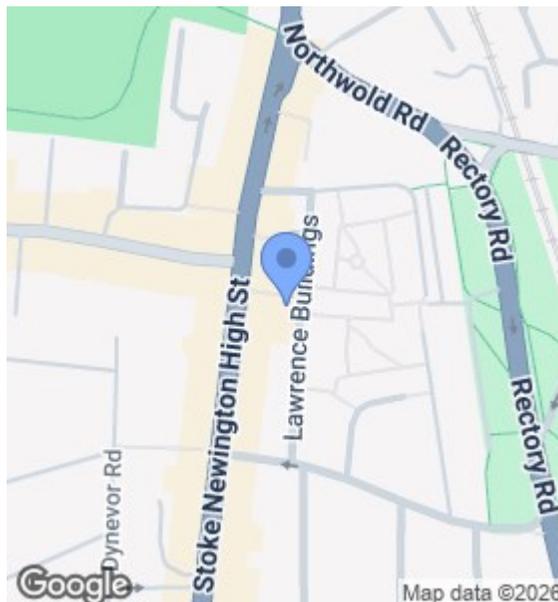
The property features two generously sized bedrooms and an impressive open-plan living and dining area on the ground floor, creating a bright and spacious entertaining space. Double doors provide direct access to a private patio garden, perfect for relaxing or hosting guests.

The house is presented in excellent condition, having been meticulously maintained by the current owners, and offers a wonderful opportunity as a stylish home for couples, young families, or professionals alike.

## Key Features

- Great Location
- Freehold
- Private Garden
- 1007 SQFT

**Tenure** Freehold  
**Lease Expires** to be confirmed  
**Ground Rent** to be confirmed  
**Service Charge** to be confirmed  
**Local Authority** Hackney  
**Council Tax** D



## Floorplan

### Sanford Lane, N16

Approx. Gross Internal Area 1007 Sq Ft - 93.55 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 = 10.76sq feet.  
 Date: 2/25/2026  
 lpaplus.com

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.