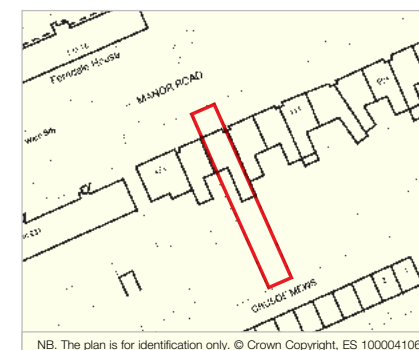


## London N16

### 117 Manor Road, Stamford Hill N16 5PB

- **A Freehold Mid Terrace Five Bedroom House**
- **GIA Approximately 280 sq m (3,014 sq ft)**
- **Possible Potential for Extensions and/or Sub-Division to provide Self-Contained Flats subject to obtaining all necessary consents**
- **In the Same Family Ownership for over 50 Years**

### Vacant Possession



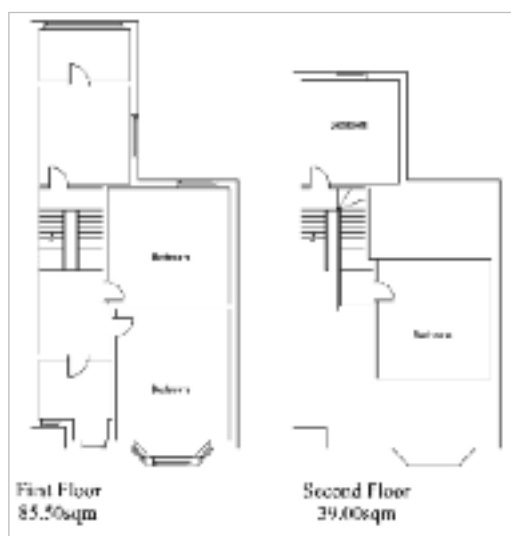
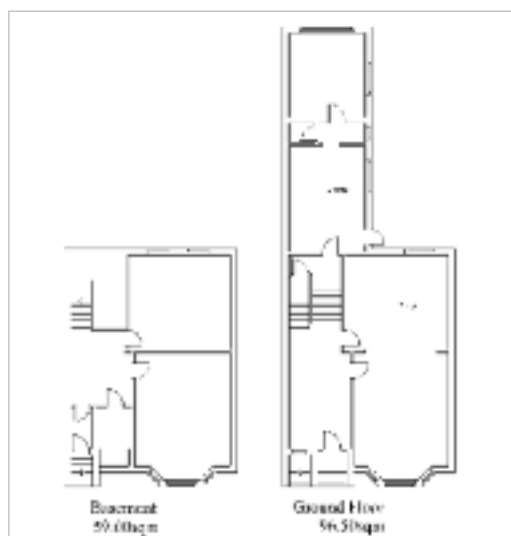
#### To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 12.00 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Adler and Co (Ref: M Adler).  
Tel: 0207 224 4410.  
Email: adlern@aubreydavid.com

**VACANT – Freehold House**



#### Tenure

Freehold.

#### Location

The property is located on the south side of Manor Road, to the east of its junction with Lordship Road. Local shops and amenities can be found along Stamford Hill. Stoke Newington Rail Station is within walking distance and local bus routes run along Stamford Hill. Manor House Underground Station (Piccadilly Line) is within walking distance to the north-west, and the nearby A10 provides direct access to the M25 Motorway to the north (Junction 25). The open spaces of Clissold Park are accessible to the south.

#### Description

The property comprises a mid terrace house arranged over lower ground, ground and two upper floors. There is a large rear garden, together with parking to the front. The property may afford potential for extensions and/or sub-division to provide self-contained flats subject to obtaining all necessary consents.

#### Accommodation

**Basement** – Three Rooms

**Ground Floor** - Entrance Hall, Reception Room, Reception Room/Dining Room, Kitchen, Separate WC

**First Floor** – Master Bedroom with En-Suite, Bathroom/WC, Two Further Bedrooms

**Second Floor** – Two Bedrooms

Gross Internal Area Approximately 280 sq m (3,014 sq ft)

NB: Floor plans are available for inspection on our website [www.allstop.co.uk](http://www.allstop.co.uk)

#### Planning

Local Planning Authority: Hackney Borough Council.

Tel: 0208 356 8062.

The property may afford possible potential for extensions and/or sub-division to provide self-contained flats, subject to all necessary consents being obtained.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allstop.co.uk](http://www.allstop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.