



Kersley Road Stoke Newington, London N16

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# Kersley Road

## Stoke Newington

### London N16

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Spectacular, architecturally reimagined four bedroom Victorian terraced house located moments from Church Street, Clissold Park and popular local schools.



## DESCRIPTION

Skilfully combining old and new through a wonderful geometric extension. Architects and designers Russian For Fish, have created a stylish and elegant masterpiece (featured in Wallpaper magazine), that has totally transformed this period property into a fabulous contemporary family home.

Entering on the ground floor the main living space boasts under floor heating, and comprises a generous through-reception room with bay window and oak parquet flooring; opening through to the kitchen-dining room with stunning pitched glazed roof. The kitchen features a work-island, and range of wall and floor units with quality integrated appliances and concrete worktops. An angular wall of Crittall framed glass accesses and looks out over the secluded garden. Moving up to the first floor, a smart bathroom is set between three beautiful double bedrooms; a further spacious bathroom on a half-level provides an open shower area, modern oblong bath and oversize wash hand-basin. The top floor is occupied by the L-shaped principal bedroom with eaves storage, balcony and rooftop views. The basement cellar offers a utility area and additional storage space.

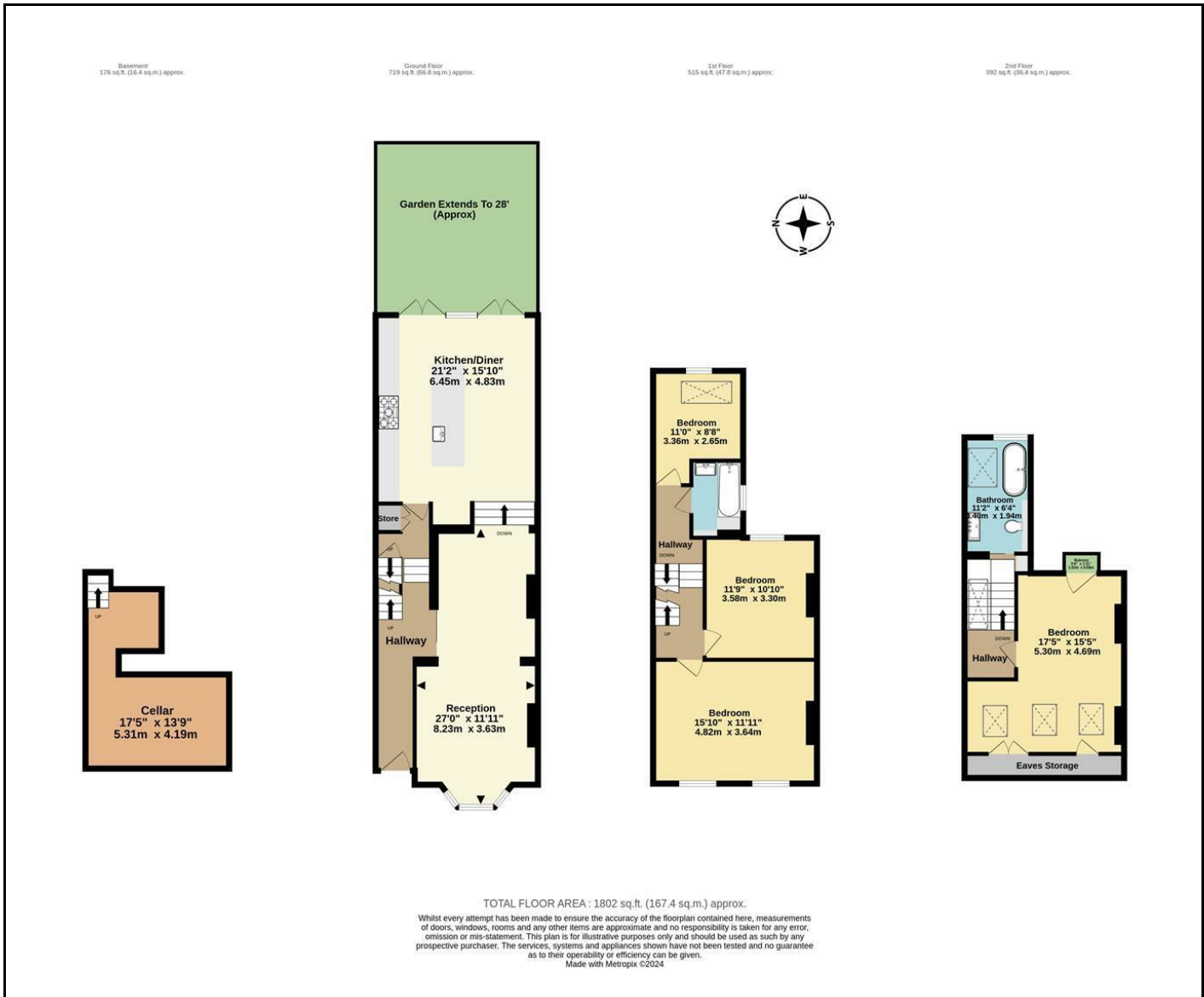
Church Street's eclectic array of eateries, independent shops, pubs and coffee bars are right at the end of the road. Clissold Park's green open spaces are within a short stroll. There are excellent transport links to The City and West End with numerous good bus routes, and trains to Liverpool Street from nearby Stoke Newington Station (Overground).



Freehold

Offers In Excess Of £2,000,000





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	