



Bouverie Road Stoke Newington, London N16

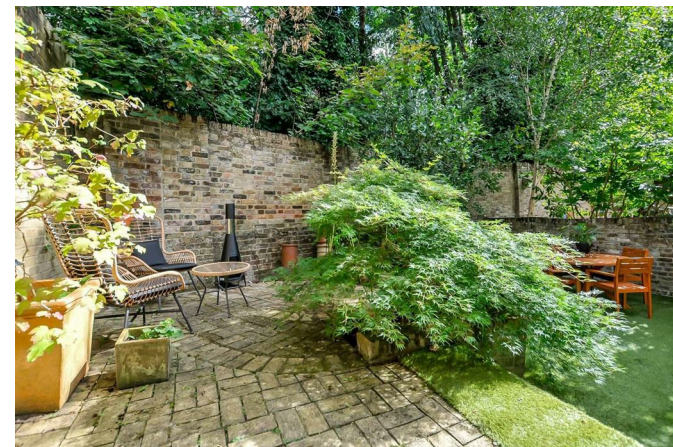
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Bouverie Road

Stoke Newington

London N16

Stunning three bedroom semi-detached house in a sought-after location, adjacent to historic Abney Park & moments from Clissold Park, Church Street and popular local schools.



DESCRIPTION

Offering a flexible layout with generous living and entertaining space throughout, this delightfully stylish property boasts period and contemporary features and a wonderful secluded garden overlooking Abney Park. Arranged over three spacious floors, accommodation in excess 1,500 sq ft comprises; a welcoming entrance hall with window to the side, large reception room with bay-window, and cast-iron fireplace with marble surround; double bedroom to the rear; and bright modern bathroom. An open staircase leads down to a fabulous open-plan living/dining room with separate well-equipped kitchen. French doors open to a charming landscaped garden with side access to the street, which is bordered by the tranquil woodland of Abney Park. Back inside there is a utility room on this level. Up on the first floor there are two further double bedrooms, the rear room with treetop views, and a beautiful principal bedroom with ensuite facilities, which is bathed in light from windows on two sides.

For those wishing to create further habitable space, planning consent for a loft conversion was granted in January 2023, whilst there is significant scope for expansion with the potential to extend with a kitchen side-return and rear first floor extension (subject to the necessary consents).

The green open spaces of Clissold Park, and Church Street and the High Street's eclectic array of eateries, independent shops, pubs and coffee bars are right at the end of this quiet road. Excellent transport links to The City and West End are nearby too, with numerous good bus routes, and trains from stations at Stoke Newington (Overground) and Manor House (Piccadilly Line).

Freehold

£1,500,000







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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