



Kersley Road Stoke Newington, London N16

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# Kersley Road

## Stoke Newington

### London N16

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Fabulous five bedroom Victorian family home located moments from Church Street, Clissold Park and popular local schools.



## DESCRIPTION

This stunning property boasts attractive period and contemporary features, benefiting from a stylish side-return extension and loft conversion. The ground floor accommodation comprises generous living and entertaining space with a through-reception room with bay window and shutters, original fireplace and steps down to a bright and spacious kitchen-diner with work-island/breakfast bar and smart contemporary units. Tri-fold doors open to a secluded west-facing garden. There is also a guest cloakroom on this level and in the basement a useful utility room. Moving up through the house, on the first floor is the family bathroom with thermostatic shower over the bath, and three beautiful bedrooms, including the large principle bedroom. The split-level floor above offers a shower room and two further bedrooms.

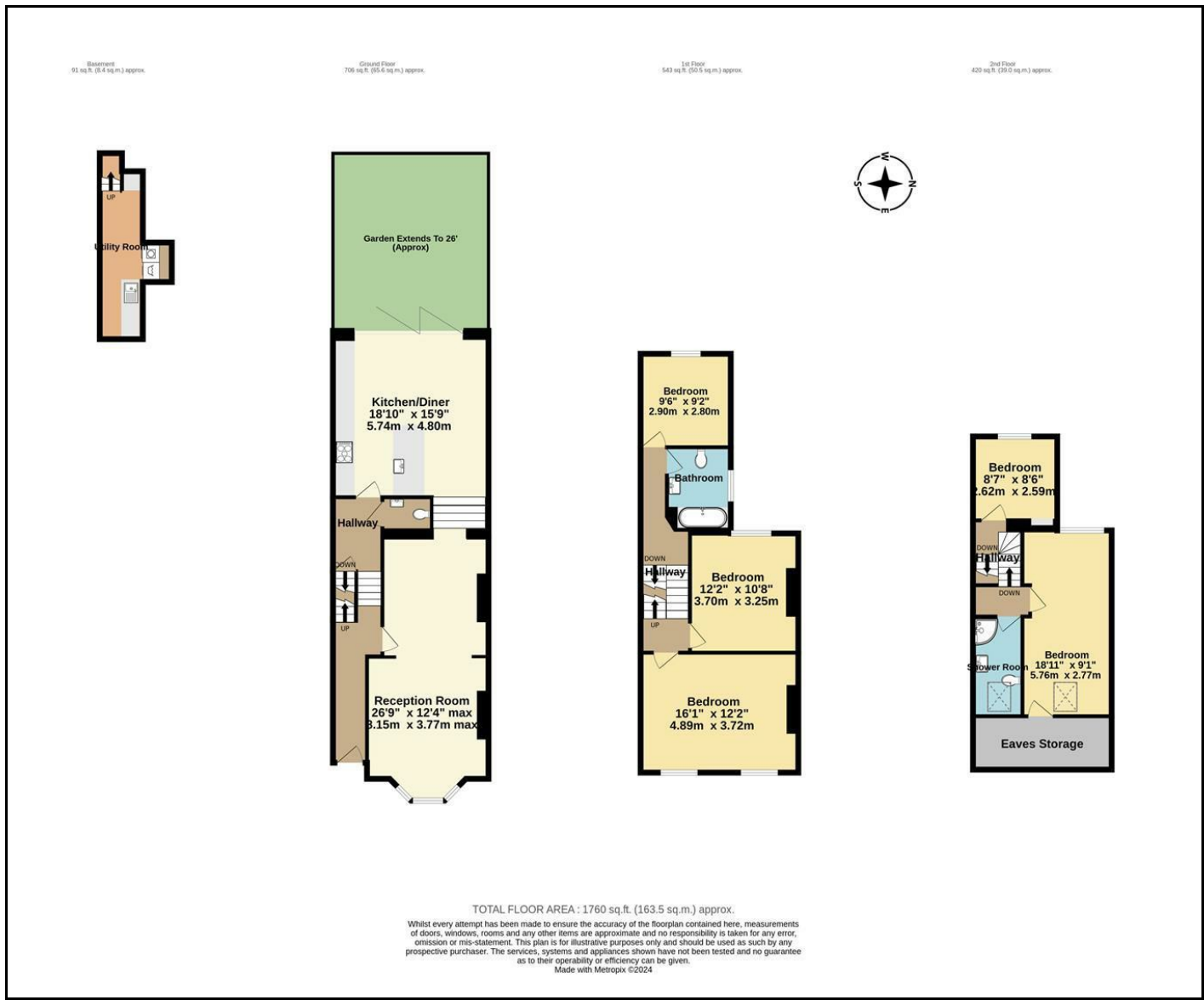
Kersley Road is just a few steps from Church Street's eclectic array of eateries, independent shops, pubs and coffee bars; with the green open spaces of award-winning Clissold Park, and a number of popular schools, including William Patten Primary School, situated nearby. Transport links to The City and West End are excellent with numerous good bus routes and trains from Stoke Newington Station (Overground) to Liverpool Street taking under fifteen minutes.

Freehold

£1,750,000







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