



Dynevor Road Stoke Newington, London N16

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## Dynevor Road

### Stoke Newington

### London N16

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Spacious four bedroom Victorian terraced house in a sought-after location moments from Church Street, excellent transport links and an array of popular local schools.



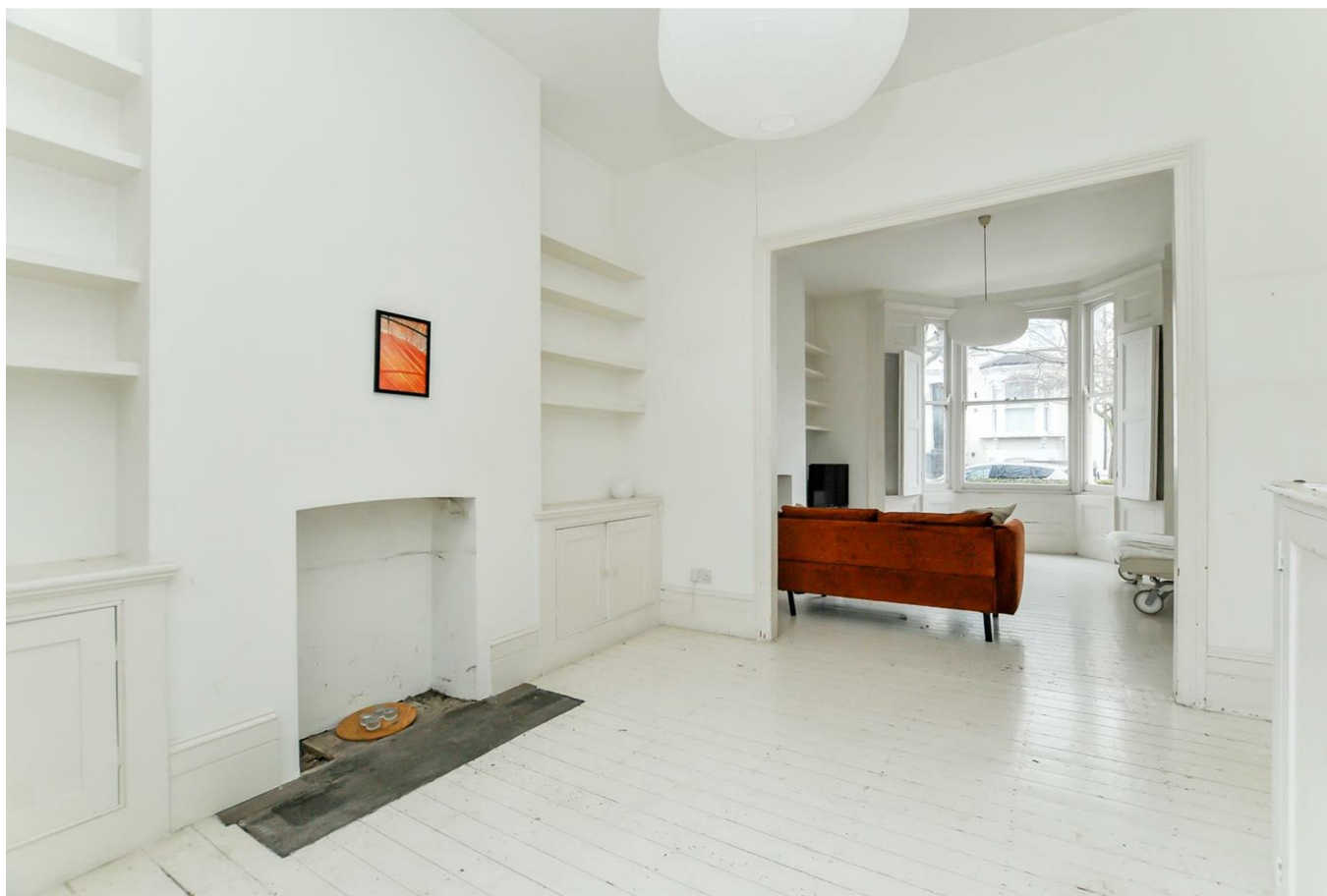
#### DESCRIPTION

Requiring some decorative improvement throughout, this superb family home has already been extended upwards into the loft and offers the potential to extend further, with a side-return to the kitchen (subject to the necessary consents). The accommodation comprises a classic double reception room with bay window and shutters; kitchen-diner with bay-window to the side and 45' (approx) garden with unique Anderson Shelter to the rear. On the split-level first floor there is a bathroom and three double bedrooms, and on the top floor, the principal bedroom features a Juliet balcony with bi-fold doors and smart ensuite shower room. There is storage space in the basement cellar and also in the eaves.

Leafy Clissold Park and Church Street and The High Street's array of eateries, independent shops, pubs and coffee bars are practically on the doorstep. Transport connections to the City & West End are good with numerous bus routes, and trains to Liverpool Street from Stoke Newington Station (Overground) taking around fifteen minutes.

Freehold

**Guide Price £1,420,000**



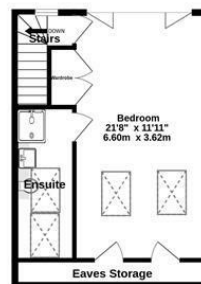
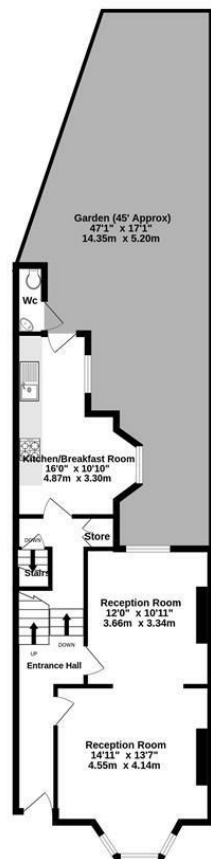




Ground Floor  
595 sq.ft. (55.3 sq.m.) approx.

1st Floor  
511 sq.ft. (47.5 sq.m.) approx.

2nd Floor  
407 sq.ft. (37.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1513 sq.ft. (140.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

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

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