



Hawksley Road Stoke Newington, London N16

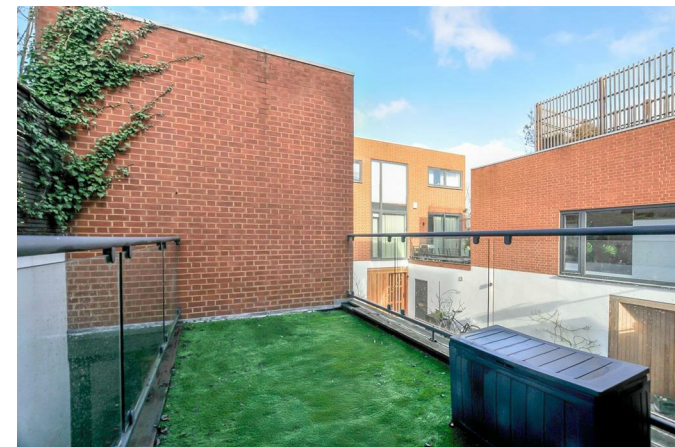
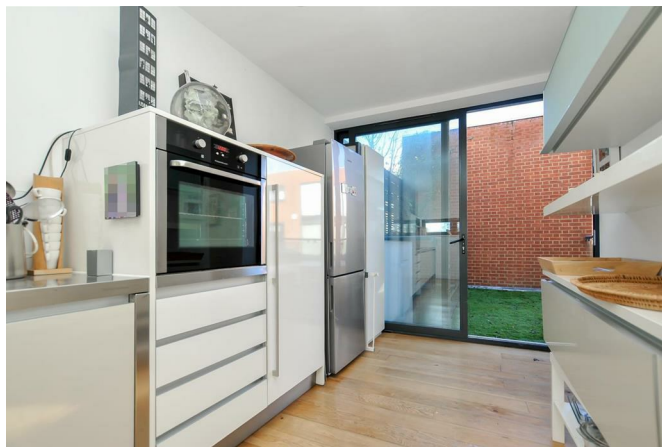
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Hawksley Road

Stoke Newington

London N16

Highly original four bedroom modern house set within an exclusive gated development located moments from Church Street and Clissold Park.



DESCRIPTION

Just one of four this unique property is arranged over three floors, offering wonderfully spacious, stylish and contemporary living right in the heart of Stoke Newington. The accommodation comprises on the ground floor a stunning entrance hall with glazed floor to ceiling windows enclosing an inner courtyard, and two double bedrooms, one with a luxury wetroom with bath and ingenious skylight, both with built-in storage and external folding doors. There is an additional guest shower room on this level. On the first floor a generous semi-open-plan living room with huge picture window and engineered oak flooring opens through to a separate and well-appointed modern kitchen; from here sliding glass doors lead out to the decked terrace, with glass balustrade, looking out over the developments central courtyard. The top floor offers two further bedrooms, including a glorious master bedroom with large picture window giving a fantastic southerly aspect towards the City. Both rooms feature skylights, built-in wardrobes and ensuite facilities.

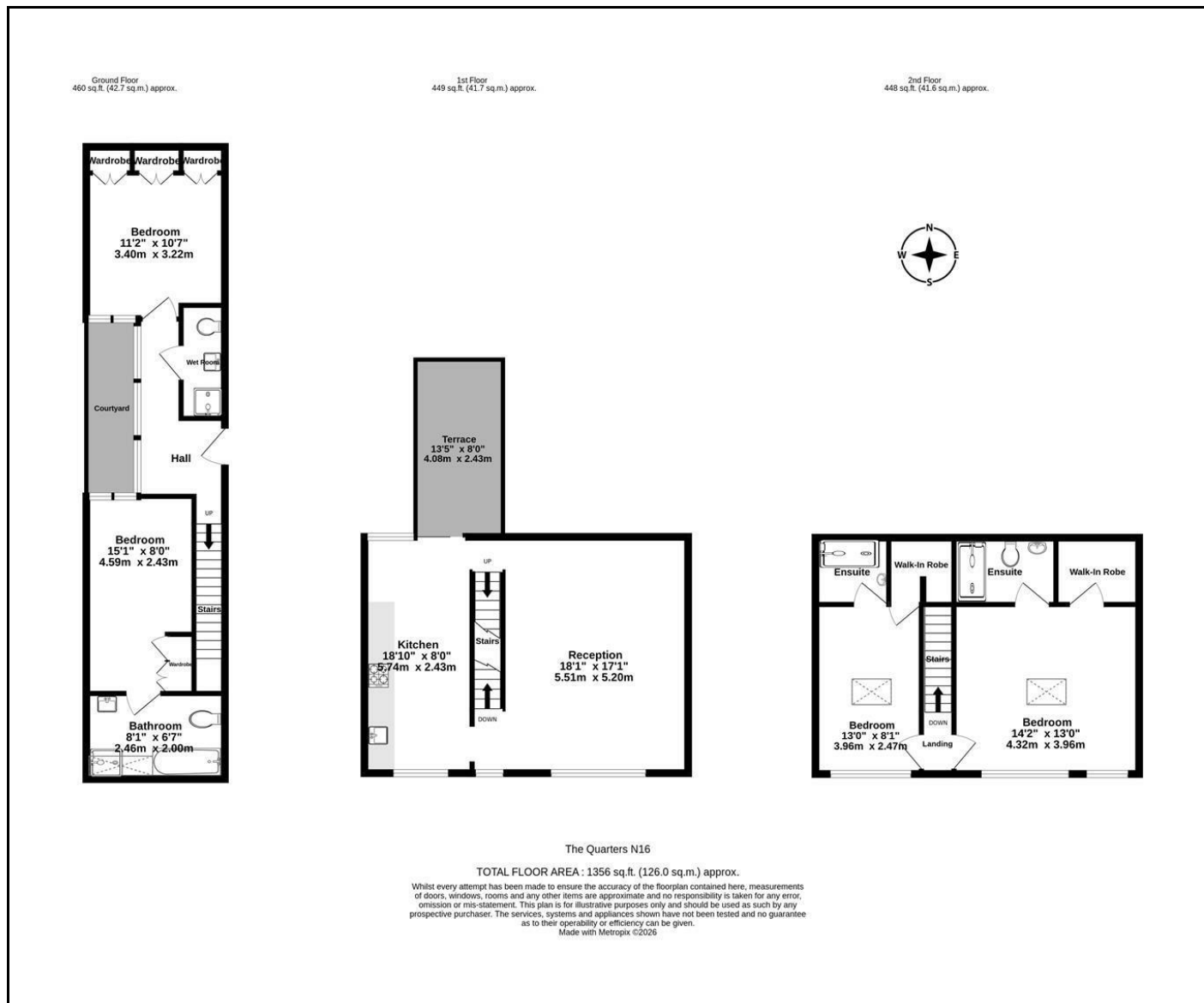
Favourably situated for the areas many amenities, including popular local schools, The Quarters four houses are arranged around a calm and tranquil cobbled courtyard complete with benches and mature pot plants. Leafy Clissold Park is just nearby and Church Street's independent shops, eateries, pubs and coffee bars are just a few steps away. There are excellent transport connections to the City and West End, with numerous bus routes, and trains to Liverpool Street from Stoke Newington Station (Overground). Available Chain Free.

Share of Freehold

Guide Price £1,350,000







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		85	77
		EU Directive 2002/91/EC	

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