



Stoke Newington Common London, N16

NEXT MOVE
PROPERTY AGENTS

Stoke Newington Common London N16

Fabulous five bedroom Victorian terraced house located directly opposite leafy Stoke Newington Common, moments from Church Street and popular local schools.

DESCRIPTION

This impressive family home is arranged over four floors, boasting period features, and wonderfully light & well-proportioned rooms throughout. The accommodation comprises a generous reception room with bay window, shutters and original fireplace; large kitchen-diner with bespoke marble-topped units and integrated appliances; utility room; modern bathroom; stylish shower room, and five beautiful double bedrooms, three with built-in wardrobes. A delightful landscaped rear garden, well-stocked with trees and shrubs, extends to 65' (approx), offering a favourable southerly and unusually private aspect.

Conveniently positioned a few steps from Church Street and the High Street's eclectic array of independent shops, eateries, pubs and coffee bars, houses on the Common come on the market very rarely. There are excellent transport links to the City and West End, with numerous good bus routes, and trains to Liverpool Street from stations at nearby Rectory Road (Overground) or Stoke Newington (Overground).

Freehold

Guide Price £1,750,000



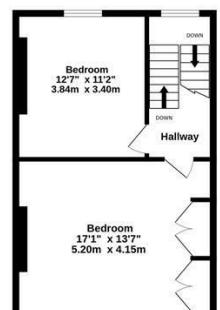
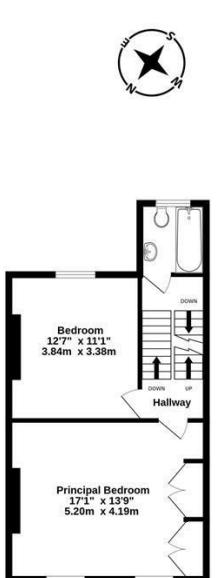


Basement
501 sq.ft. (46.6 sq.m.) approx.

Ground Floor
540 sq.ft. (50.2 sq.m.) approx.

1st Floor
474 sq.ft. (44.0 sq.m.) approx.

2nd Floor
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1951 sq.ft. (181.3 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	