



Carysfort Road Stoke Newington, London N16

NEXT MOVE
PROPERTY AGENTS

Carysfort Road Stoke Newington London N16

Stunning five bedroom house set amidst Carysfort Road's distinctive curving Victorian terraces.

DESCRIPTION

A wealth of period and contemporary features combine to create a stylish modern home, offering spacious, well-proportioned living and entertaining space throughout. Arranged over three split-level floors the accommodation is set out on the raised ground floor with a generous double reception room with square bay-window, high ceilings with ornate cornicing and ceiling rose, twin original fireplaces and exposed floorboards. The rear reception opens out to a sleek, refined kitchen-dining room, with high ceiling, oversize skylight, work island and smart wall and floor units incorporating integrated appliances. A glazed door and a set of tri-fold doors access the delightful landscaped patio garden. Also on the ground floor is the guest cloakroom, and entrance to the basement cellar, ideal for storage.

Moving up through the house, the first floor features two double bedrooms, including a glorious principal bedroom with bay-window; a shower room/utility room and family bathroom with oval bath and separate shower. Three more beautiful double bedrooms occupy the top floor.

This impressive property is well-located for popular local schools, with the green open spaces of Clissold Park just at the top of the road, and Church Street's array of boutiques, bars and eateries close by. There are excellent transport connections to the City and West End, with numerous bus routes and regular trains to Liverpool Street from Stoke Newington Station (Overground).

Freehold

£1,850,000



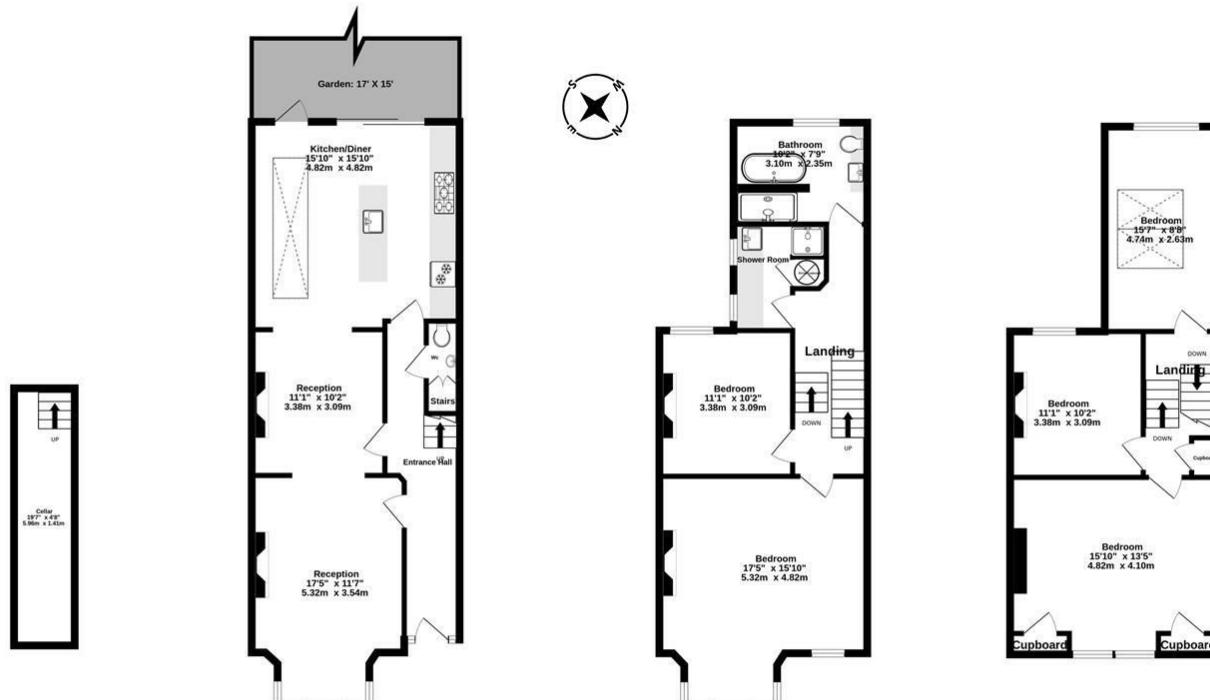


Entered
90 sq.m. (964 sq.ft.) approx.

Ground Floor
902 sq.m. (964 sq.ft.) approx.

1st Floor
579 sq.m. (627 sq.m.) approx.

2nd Floor
502 sq.m. (538 sq.m.) approx.



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TOTAL FLOOR AREA : 1853 sq.ft. (172.2 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 guidance only and should not 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	