



ERECTED  
1837.

WEST HACKNEY  
NATIONAL SCHOOLS  
BUILT A.D. 1837  
THE REV EDWARD BIRCH M.A. RECTOR  
ENLARGED A.D. 1872  
THE REV THOMAS HUGO M.A. RECTOR.

Grange Hall Stoke Newington, London N16

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# Grange Hall

## Stoke Newington

### London N16

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Stunning three-bedroom, two bathroom, school conversion with private garden, located moments from Stoke Newington Church Street, the High Street and excellent transport connections.



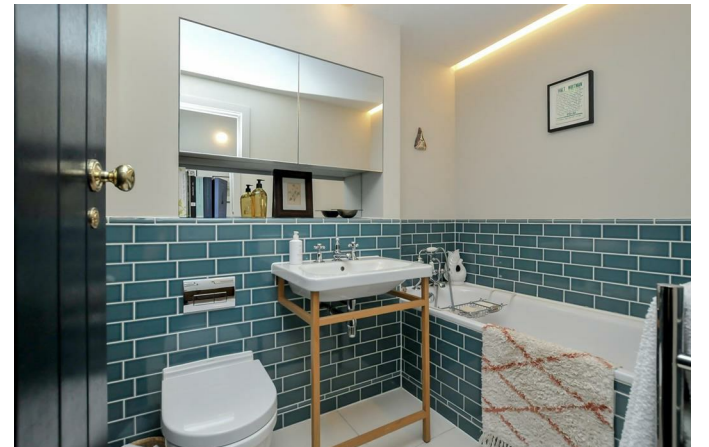
## DESCRIPTION

Formerly West Hackney National School, this striking Victorian building has been lovingly repurposed into exquisite luxury homes, offering a sympathetic blend of period and contemporary features together with high quality fixtures and fittings. Set out over three spacious floors the property boasts it's own street entrance, with the accommodation comprising a generous living room with smart modern kitchen incorporating marble work-tops and integrated appliances, bathed in light from twin-aspect windows, and featuring engineered oak flooring with under-floor heating. French doors open to a secluded private garden which offers both a tranquil sanctuary and a great place for alfresco dining. There is also a handy utility room on this level. Moving up to the split-level first floor, a well-appointed family bathroom sits next to two beautiful double bedrooms one with a vaulted roof. On the top floor, the principal room also benefits from a vaulted ceiling, and adjacent stylish shower room. Grange Hall is well positioned for all that Stoke Newington offers, being just a few steps from Stoke Newington High Street and Church Street's array of independent shops and eateries. Popular Stoke Newington Farmer's Market is held weekly in the courtyard of nearby St Paul's Church. There are excellent transport links to the City and West End, with numerous good bus routes, and trains from Overground stations at Rectory Road, Dalston Kingsland and Dalston Junction.

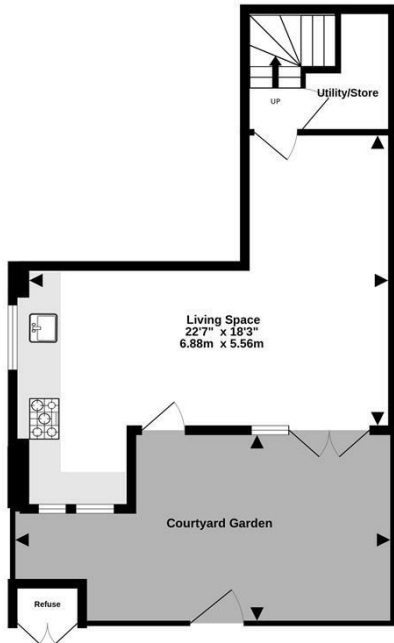
Share of Freehold

Asking Price £1,175,000

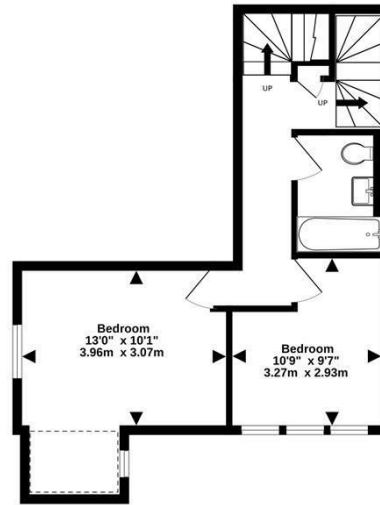




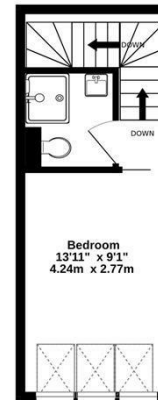
Ground Floor  
417 sq.ft. (38.7 sq.m.) approx.



1st Floor  
393 sq.ft. (36.5 sq.m.) approx.



2nd Floor  
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.1 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>		52	66
(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	