



Narford Road Stoke Newington, London E5

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Stoke Newington

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Wonderfully stylish four bedroom Victorian terraced house in a quiet location a short walk from Stoke Newington Church Street.



DESCRIPTION

This outstanding property is arranged over three split-level floors, bathed in natural light and retaining all period features. The upper ground floor accommodation comprises a generous double reception room with bay-window, connecting doors and two cast-iron fireplaces, one with marble surround; steps lead up to a stunning family bathroom with full-sized bath and separate shower. The first floor is occupied by three great sized double bedrooms all with fitted wardrobes. At lower ground level there is a bright study/fourth bedroom with peaceful views out to the garden; a large basement utility room with full head height (ideal for conversion); a guest cloakroom; and bespoke kitchen with custom made units, range oven & French doors out to a beautifully landscaped 65 ft garden with a southerly aspect. Church Street and The High Street's eclectic array of eateries, independent shops, pubs and coffee bars are situated nearby, as are the green open spaces of Clissold Park and Springfield Park. There are excellent transport links to The City and West End with numerous bus routes, and trains to Liverpool Street from nearby Rectory Road Station (Overground).



Freehold

£1,450,000





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		EU Directive 2002/91/EC	

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