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Permit
holders
only
Mon - Sat
8.30 am - 6.30 pm

Darville Road Stoke Newington, London N16

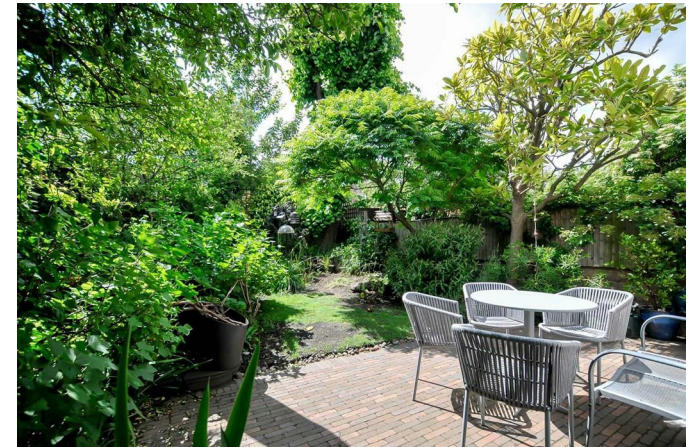
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Darville Road

Stoke Newington

London N16

Once in a lifetime opportunity to acquire this magnificent four bedroom semi-detached Victorian house moments from Church Street, The High Street and popular local schools.



DESCRIPTION

Presented in immaculate condition and retaining a wealth of period charm and character, this stunning property which has been extensively refurbished, boasts bright, elegantly proportioned rooms arranged over three spacious floors. Accommodation in excess of 2,000 sq ft comprises a stunning double reception room with large bay-window, engineered oak flooring, original connecting doors and French doors to the garden; a smart kitchen-diner to the rear features quality integrated appliances, granite work-surfaces, and a serious-looking Ilve Range cooker. Outside a wonderful secluded landscaped garden boasts a multitude of mature trees & shrubs and a southerly aspect. Back inside, the first & second floors offer a decadent family bathroom; guest cloakroom and four giant double bedrooms. In the basement is a huge cellar for storage. Darville Road is located just a short stroll from The High Street and vibrant Church Street's eclectic array of eateries, independent shops, pubs and coffee bars. Excellent transport links to The City and West End are close by with numerous good bus routes, and trains from Rectory Road Station (Overground) arriving in Liverpool Street in under fifteen minutes.



Freehold

£1,995,000



Basement
501 sq.ft. (46.5 sq.m.) approx.

Ground Floor
783 sq.ft. (72.7 sq.m.) approx.

1st Floor
687 sq.ft. (63.8 sq.m.) approx.

2nd Floor
532 sq.ft. (49.4 sq.m.) approx.



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TOTAL FLOOR AREA : 2503 sq.ft. (232.5 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		
(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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