



Manor Road Stoke Newington, London N16

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# Manor Road

## Stoke Newington

### London N16

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Stunning split-level two bedroom period conversion with roof terrace, close to Clissold Park and excellent transport links.

#### DESCRIPTION

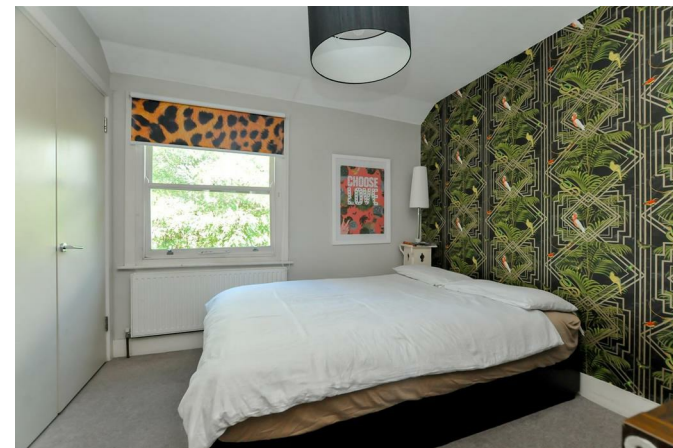
Imaginatively converted from a substantial Victorian terraced house this unique property offers bright, spacious and well-proportioned rooms throughout.

Entering on the first floor, there is a large hallway storage cupboard, double bedroom with built-in wardrobes and a stylish tiled shower room. Lit by a skylight, a stairway leads up to the top floor, which boasts a generous open-plan living room, with leafy views over gardens, featuring a smart and well-equipped kitchen area with breakfast bar and integrated appliances. A cunningly configured glazed doorway opens to a sunny decked terrace. The luxurious and spacious principal bedroom features a clever seating nook set within the roof space, built-in wardrobes and a wonderful open-plan ensuite bathroom.

Stoke Newington Church Street's eclectic array of eateries, independent shops, pubs and coffee bars are close by as are the green open spaces of Clissold Park. There are excellent transport links to The City and West End with numerous good bus routes and trains to Liverpool Street from Stoke Newington Station (Overground).

Share of Freehold

£850,000

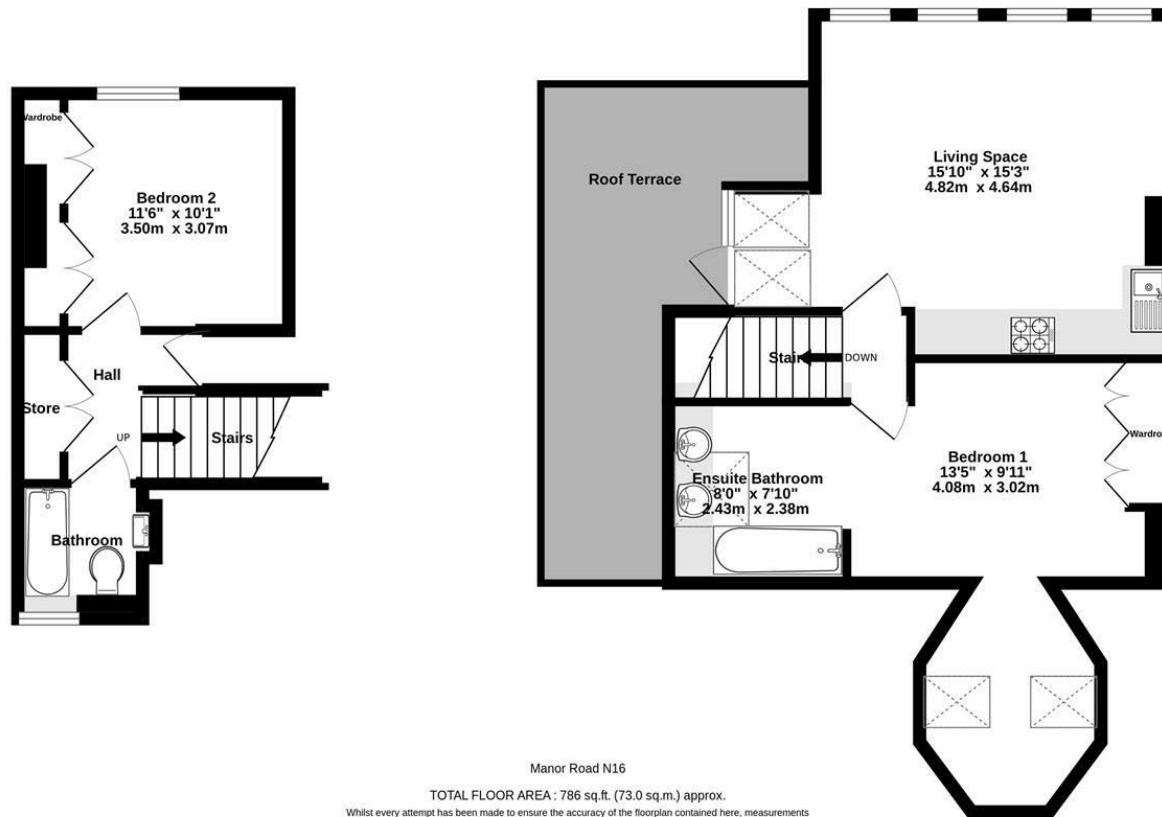




2nd Floor  
230 sq.ft. (21.4 sq.m.) approx.



3rd Floor  
556 sq.ft. (51.6 sq.m.) approx.

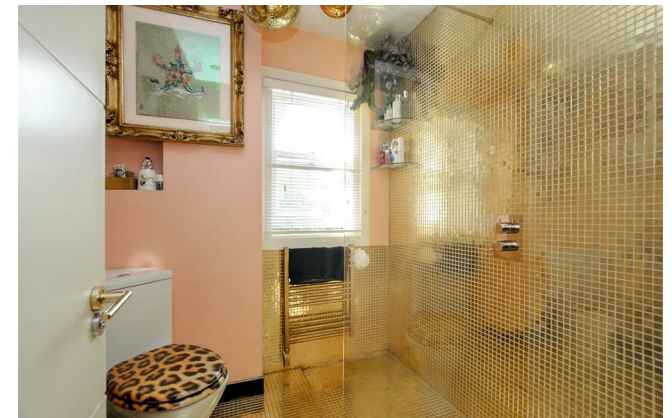


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TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.

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                                   |  | 80                         | 80                                                                                    |
| (55-68) D                                   |  |                            |                                                                                       |
| (39-54) E                                   |  |                            |                                                                                       |
| (21-38) F                                   |  |                            |                                                                                       |
| (1-20) G                                    |  |                            |                                                                                       |
| Not energy efficient - higher running costs |  |                            |                                                                                       |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |

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