



Dumont Road Stoke Newington, N16

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## Dumont Road

### Stoke Newington

### N16

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Beautifully re-imagined five bedroom, three bathroom Victorian terraced family home, on one of Stoke Newington's most popular streets, superbly located close to popular local schools.

#### DESCRIPTION

This wonderful property benefits from extensive refurbishment and renovation throughout, creating further habitable space by extending to the rear and upwards into the loft. Arranged over various split-levels, the accommodation comprises a generous double reception room with bay window; fabulous kitchen-diner with work-island, integrated appliances and sliding doors opening to a delightful private garden with paved patio and lawn. There is also a guest cloakroom on this level, and access to a basement cellar for storage. Moving up through the house, there are five double bedrooms, one with an ensuite; a luxurious family bathroom with walk-in shower; and a further shower room.

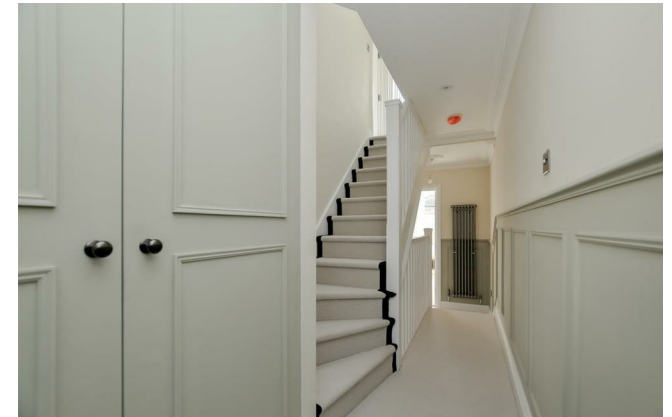
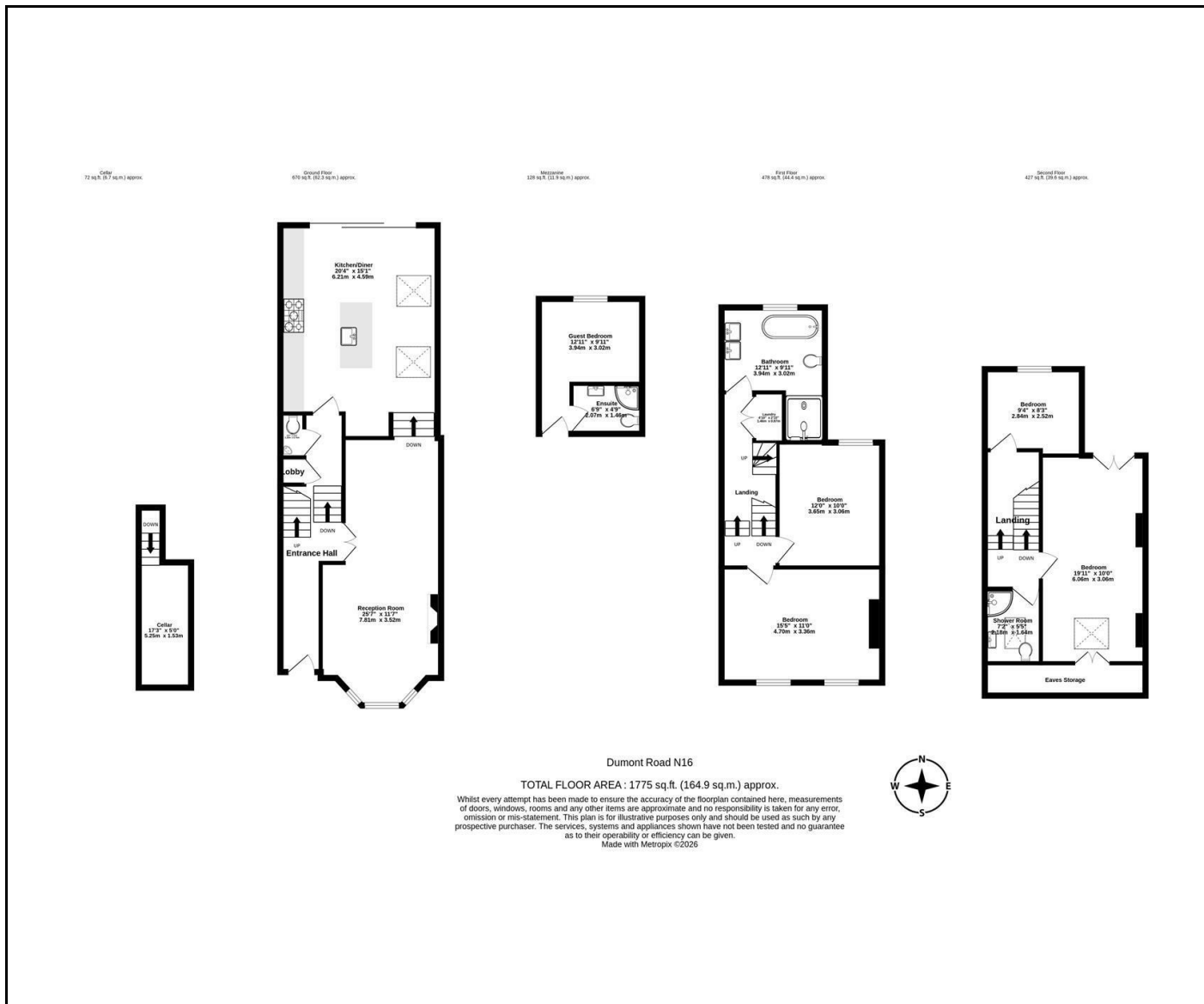
Dumont Road is situated just a few steps from William Patten Primary School which is just at the end of the road. Leafy Clissold Park and Church Street's eclectic array of eateries, shops, pubs and coffee bars are moments away, as are excellent transport links to the City and West End, with numerous good bus routes, and trains to Liverpool Street from nearby Stoke Newington Station (Overground).

Freehold

**Asking Price £1,975,000**







| 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                             |   | 78                      | 81        |
|                                             |   | EU Directive 2002/91/EC |           |

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