



Victorian Grove Stoke Newington, London N16

NEXT MOVE
PROPERTY AGENTS

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Stunning ex-local authority three bedroom garden maisonette located moments from Church Street, The High Street and popular local schools.



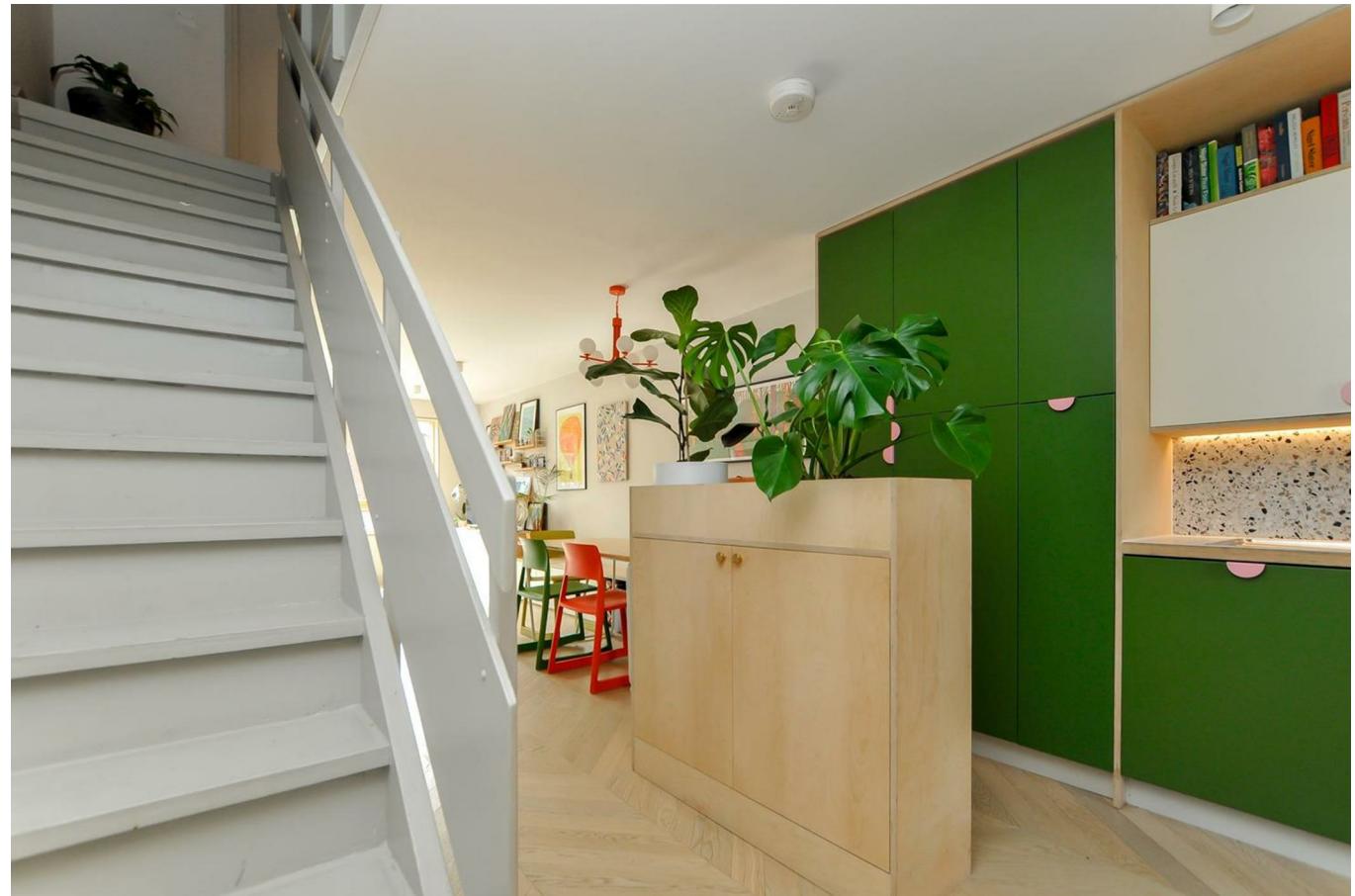
DESCRIPTION

Set on a raised level, this fantastic purpose-built property has been completely restyled and refurbished throughout by award-winning architects to create a wonderfully contemporary family home. Features underfloor heating with chevron engineered oak wood flooring throughout, and a range of high quality fixtures and bespoke fittings. The entrance floor accommodation comprises a fabulously stylish open-plan living and entertaining space with twin-aspect windows, hand-made furniture, and smart well-appointed kitchens with integral units and appliances. The adjoining south-facing garden gets all day sun. Back inside, stairs lead up to the first floor hallway boasting a gleaming modern bathroom with shower over the bath, and three beautiful bedrooms, including the generous principal bedroom. There is a utility cupboard and large store cupboard in the hallway. Plenty of additional storage space can be found in the loft (accessed via a hatch in the bathroom).

Victorian Grove is a quiet, friendly, car-free neighbourhood ideally situated a short walk from leafy Clissold Park, and Church Street's eclectic array of eateries, coffee bars and independent shops. There are superb transport connections to The City and West End with numerous good bus routes and trains from Stoke Newington Station (Overground) to Liverpool Street taking under fifteen minutes.

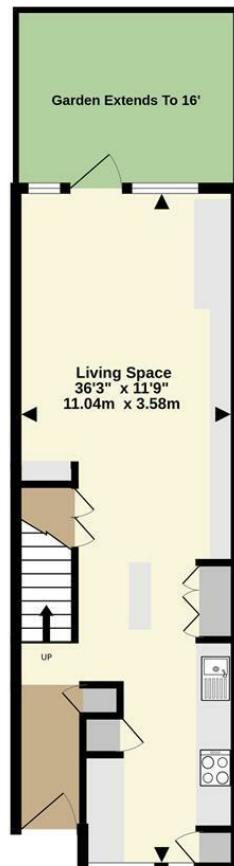
Leasehold

Offers In Excess Of £700,000

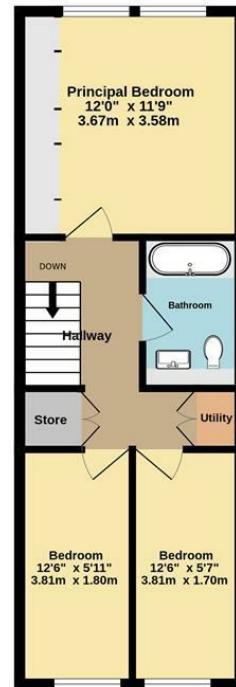




Ground Floor
418 sq.ft. (38.9 sq.m.) approx.



1st Floor
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq ft. (78.0 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 working efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		75
(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	