



Springdale Road Stoke Newington, London N16

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Stoke Newington

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Stunning four bedroom Victorian terraced house with 90' garden, in this sought-after location moments from Church Street, Clissold Park and popular local schools.



DESCRIPTION

Boasting a floor area in excess of 2,300 sq ft arranged over four glorious floors, this delightful property offers elegant proportions, period features and the benefit of two street entrances.

The accommodation is set out as follows: starting on the lower ground floor with a huge open-plan living space, cleverly divided into zones for dining, reclining and food preparation. The very well-appointed kitchen features a central island and integrated appliances, while the adjacent dining room accesses the sunny south-facing garden. There is also a handy bike storage cupboard on this level. Moving up through the house, on the raised ground floor there is a shower room; and wider than average double-reception with bay-window, interconnecting doors and twin fireplaces. The rear reception opens through to the sun room. On the floor above a family bathroom sits between two beautiful double bedrooms, including the principal bedroom with large bay-window. The second floor is given over to a stylish shower room and two further double rooms.

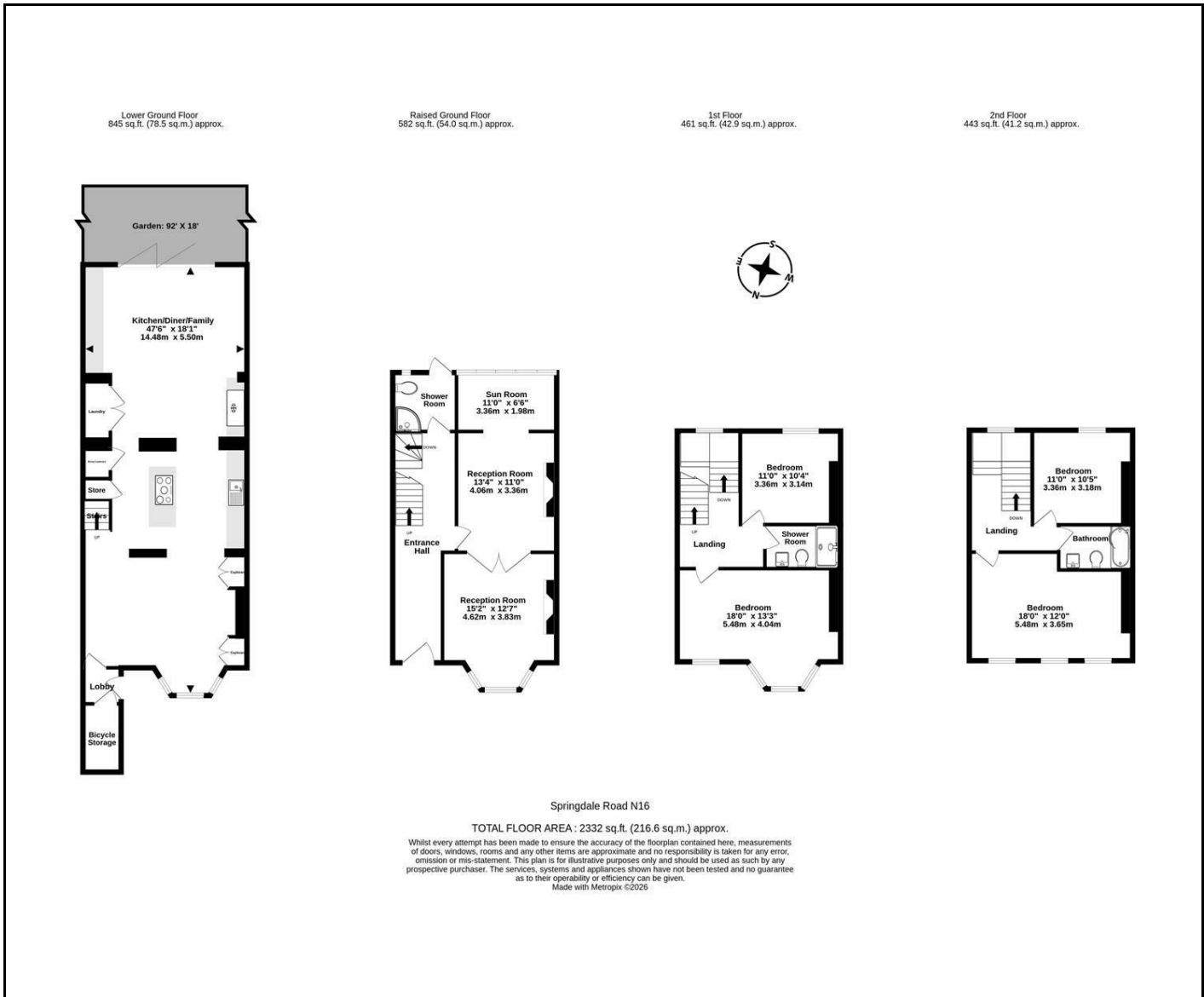
Springdale Road is a popular tree-lined street, a short walk from the green open spaces of Clissold Park, and Church Street's array of independent shops, eateries, pubs and coffee bars. There are excellent transport connections to The City and West End, with numerous good bus routes and trains to Liverpool Street from Stoke Newington Overground Station.

Freehold

Asking Price £2,400,000







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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