



Sanford Terrace Stoke Newington, N16

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# Sanford Terrace

## Stoke Newington

### N16

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Gorgeous double-fronted Grade II listed Georgian townhouse with coach house, double garage and secluded walled garden.



## DESCRIPTION

This charming semi-detached property with a combined floor area in excess of 3,200 sq ft, boasts wonderful proportions, many period features and a leafy outlook across Stoke Newington Common. A stone plaque on the first floor commemorates the establishment of Sanford Place in 1788, in what is now a designated conservation area.

The living space is set out over three floors, comprising entrance hall; two beautiful reception rooms; twin-aspect kitchen-dining room with pantry; and guest cloakroom. A very private well-stocked garden, boasts a paved patio, central lawn and profusion of beautiful mature plants and shrubs. From here you can access the rear of the huge double garage, which is currently being used as a workshop space. Back inside the house, the stairs open onto a spacious first floor landing which accesses a generous principal bedroom with dual-aspect windows; bathroom, separate WC, and two double bedrooms. Two further double rooms occupy the top floor. In the basement, a spacious full-height cellar offers a multitude of uses.

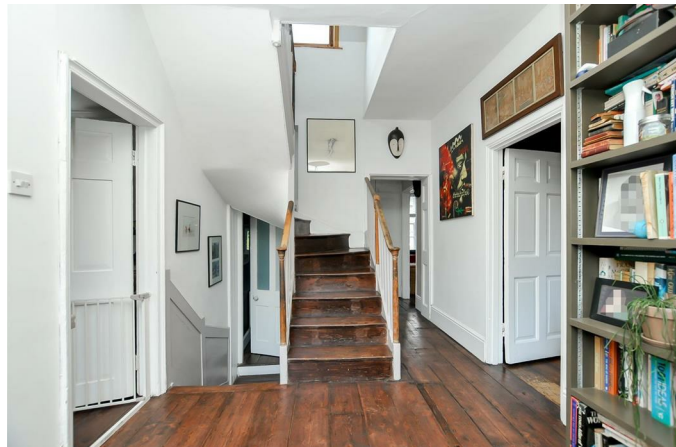
The adjoining coach house building has been repurposed and is now a one bedroom dwelling with its own entrance, modern kitchen, bathroom, double bedroom and mezzanine room with velux windows.

The best of Stoke Newington is just moments away, with popular local schools, excellent transport links and Stoke Newington Church Street and The High Street's eclectic array of shops and eateries all nearby.



Freehold

Asking Price £2,895,000





Basement  
491 sq.ft. (45.6 sq.m.) approx.

Ground Floor  
1342 sq.ft. (124.7 sq.m.) approx.

1st Floor  
973 sq.ft. (90.4 sq.m.) approx.

2nd Floor  
424 sq.ft. (39.4 sq.m.) approx.



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TOTAL FLOOR AREA: 3230 sq.ft. (300.1 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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