



Northwold Road Stoke Newington, London N16

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# Northwold Road

## Stoke Newington

### London N16

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Stunning four bedroom detached Victorian house set in the grounds of an attractive former school.



## DESCRIPTION

Arranged over four floors and offering a flexible layout, this spacious property provides light, well-proportioned rooms throughout. On the ground floor, a wide entrance hallway leads through to the generous 24' living room with its fabulous leafy views over the wonderfully secluded communal garden. The room boasts a striking floor-to-ceiling glass-block window, exposed brick chimney-breast and three sets of French doors accessing the private patio. Also on this level there's a stylish shower room/guest cloakroom. Moving up through the house, there's a smart kitchen-breakfast room, glorious family bathroom with attractive roll-top bath, and four beautiful bedrooms.

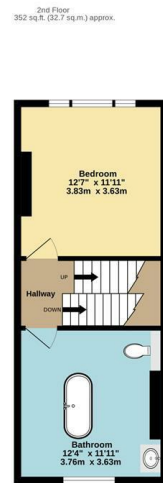
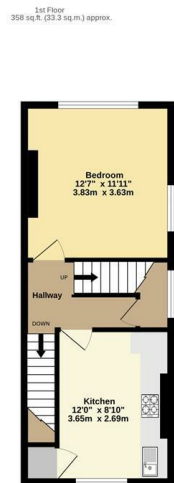
Stoke Newington High Street and Church Street's eclectic array of eateries, boutiques, coffee bars and pubs are right on the doorstep. Leafy Clissold Park is within easy walking distance. There are excellent transport links to The City and West End with numerous good bus routes and trains to Liverpool Street from nearby Stoke Newington Station (Overground).

Share of Freehold

**£1,150,000**







TOTAL FLOOR AREA: 1348 sq.ft. (125.2 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>		60	
(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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