

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	

BOUVERIE ROAD, STOKE NEWINGTON

Offers In Excess Of £1,900,000 Freehold 3 Bed House



Features:

- Stunning Freehold Family Home
- Over 2000 square foot
- Rich Period Features
- South West Facing Garden
- Prime Stoke Newington Location
- Excellent Condition
- Generous Storage

This elegantly classic Victorian home unfolds across four floors, offering over 2,000 square feet of thoughtfully arranged living space in the highly sought-after area of Stoke Newington. Blending timeless period charm with contemporary finishes, the property features multiple living areas, a study, a sociable kitchen and dining with a separate utility room and pantry, two bathrooms plus a cloakroom with a WC, and a mature south-west-facing private garden.

Ideally positioned in the heart of Stoke Newington, the home is perfectly placed to enjoy a vibrant mix of independent stores, coffee shops, restaurants and green spaces, alongside excellent transport links into the City and beyond.

REQUEST A VIEWING
0208 520 3077

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

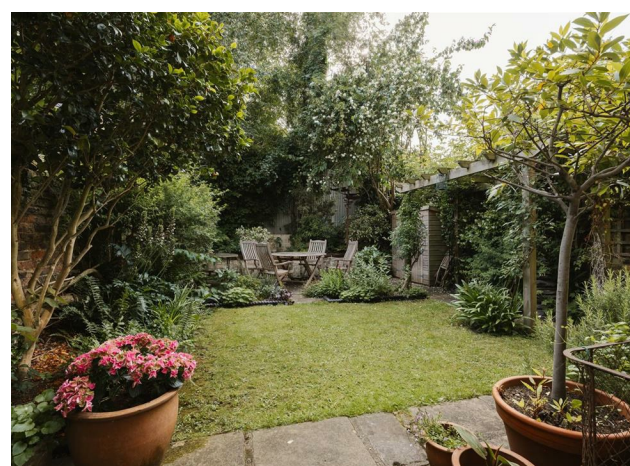
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Step inside and discover a beautiful classic home where period charm and contemporary style sit effortlessly side by side, unfolding across four thoughtfully arranged floors.

The living spaces are wonderfully versatile, with generous proportions and an abundance of natural light throughout. Elegant period detailing enhance the sense of character, while the flexible layout provides plenty of space for relaxing, entertaining, and working from home.

On the lower ground floor, the adjoining kitchen and dining room create a sociable heart of the home, featuring high-quality fittings and charming details including an AGA cooker and timber panelling and the added benefit of a separate utility room and pantry. Outside, the mature south-west-facing garden provides a peaceful, leafy retreat with a wonderfully secluded feel, alongside useful storage and a pergola.

The upper ground floor offers two versatile reception rooms, both finished with bespoke carpentry. The rooms are beautifully connected by original double doors, allowing light to flow effortlessly between the spaces, while a cloakroom with WC and storage room adds further practicality.

On the way up to the first floor there is dedicated study room and the first floor itself is home to an immaculate master bedroom, complete with a stunning ensuite

bathroom featuring both a freestanding bathtub and walk-in shower. Finally, the second floor provides two further beautifully finished bedrooms, along with a sleek shower room.

You're perfectly placed to enjoy the very best of Stoke Newington's buzzy yet classy scene. Stoke Newington High Street and Church Street are both within easy reach, offering an excellent mix of independent coffee shops, pubs and everyday essentials. You're also well placed for exploring Newington Green, Canonbury, Highbury and Islington, with their abundance of well-loved restaurants, bars, shops and cultural spots, while Upper Clapton, Dalston and swift connections into the West End are all close at hand.

Local favourites include 215 Hackney for great coffee, while pubs such as The Coach & Horses, The Auld Shillelagh and The Clarence Tavern provide plenty of choice for fun evenings.

WHAT ELSE?

- As well as having Stoke Newington station nearby for the Weaver line, there are excellent bus connections running along Stoke Newington High Street and Stoke Newington Church Street for an easy route into the centre of town.
- The iconic Castle Climbing Centre is close by, offering extensive climbing and bouldering walls, expert classes, a coffee shop and beautiful community gardens. You're also within easy reach of the West and East Reservoirs, with sailing at the West



A WORD FROM THE OWNER...

"This has been our lovely home for 35 years. It's suited every stage of a busy family life - from new borns, through bouncy castles in the garden to sleepovers and teenage parties! The rooms are bright and airy and the layout flexible enough to accommodate, at various stages, au pairs, lodgers and boomeranging children. In Spring the magnolia tree in the front garden is so magnificent people stop to take photos, and soon afterwards the back of the house looks like a lilac waterfall as wisteria flowers cascade and frame the windows. We have seen Stoke Newington morph into Stokey, with its amazing restaurants, parks and independent shops less than a couple of minutes' walk away. It will be a wrench to leave a house which has shown us so much love and happiness but it's time for another family to enjoy all it has to offer."

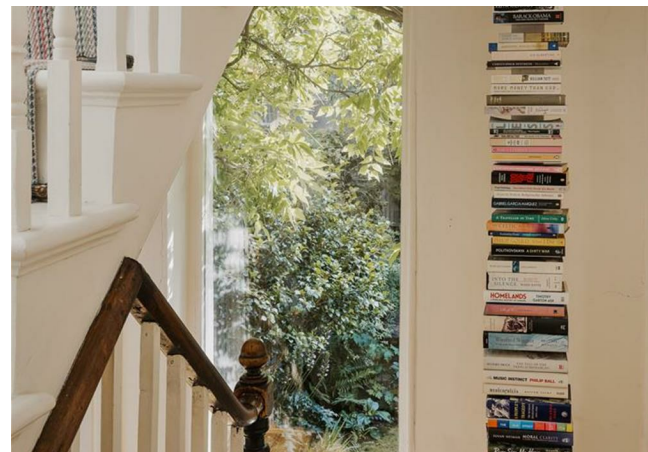
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Reception Room
16'0" x 12'2"

Kitchen
16'0" x 12'6"

Storage
4'9" x 17'7"

Pantry
4'9" x 12'8"

Utility Room
5'0" x 9'6"

Reception Room
16'2" x 12'2"

Reception Room
9'10" x 13'0"

WC
4'7" x 9'7"

Bedroom
16'6" x 12'0"

Ensuite
10'0" x 12'11"

Study
4'5" x 9'5"

Bedroom
10'2" x 13'2"

Bedroom
16'6" x 12'1"

Shower Room

Garden



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