

Reception
10'11" x 18'10"

Kitchen
9'4" x 8'9"

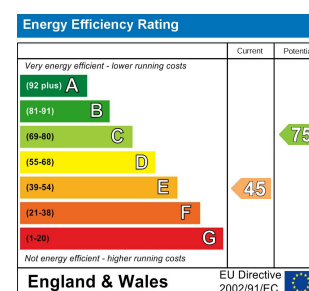
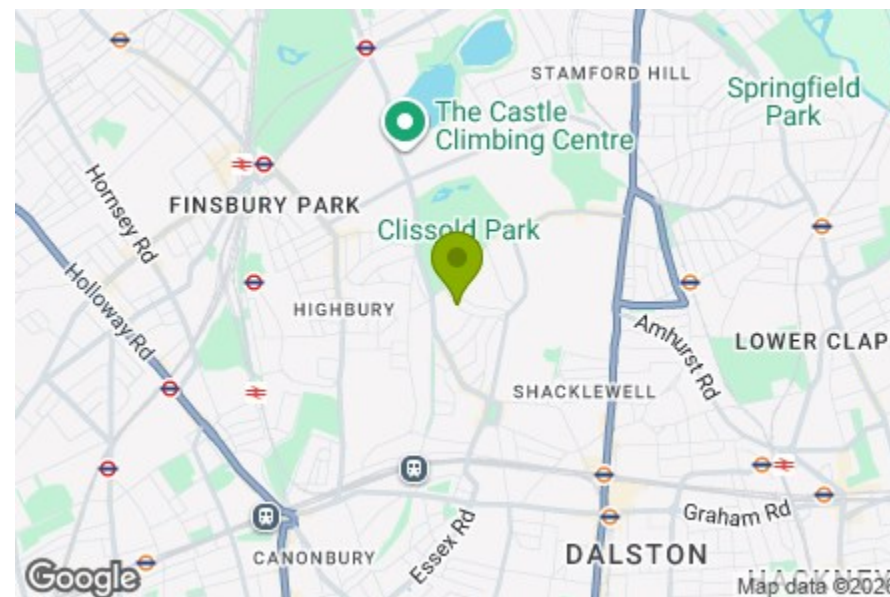
Bathroom
7'6" x 5'6"

Bedroom
11'4" x 14'3"

Bedroom
7'10" x 11'5"

Total Area: 70.6 m² ... 759 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



CLISSOLD CRESCENT, STOKE NEWINGTON Offers In Excess Of £700,000 Commonhold 2 Bed Flat



Features:

- Two Bedroom Flat
- Top Floor
- Over 750sq.ft
- Beautifully Presented
- Moments Away from Clissold Park

On the top floor of a period building just moments from Clissold Park, this beautifully presented two bedroom flat offers more than 750 square feet of thoughtfully arranged living space in one of Stoke Newington's most loved pockets. Church Street and Newington Green are both close at hand, placing much of the neighbourhood's daily life within easy reach.

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IF YOU LIVED HERE...

A bright and welcoming hallway sets the tone, with pale timber flooring underfoot and a clean, considered palette carrying through the home. The reception room is especially generous at just under nineteen feet long, with curved bay windows drawing in plenty of natural light and giving the space a calm, open feel. Built-in shelving, a fireplace and well judged proportions make it feel both characterful and easy to live in.

The separate kitchen has been carefully updated with simple cabinetry, open shelving and smart tiled finishes, creating a room that feels practical and quietly stylish. Elsewhere, the principal bedroom is a comfortable double with room for freestanding furniture, while the second bedroom is ideal as a smaller bedroom, study or guest room. The bathroom is finished in crisp white tiling with a fresh, understated look that sits neatly with the rest of the flat.

Throughout, the flat feels well cared for and ready to move into,

with a natural flow between rooms and a sense of light that gives the whole home an easy, uplifting feel.

WHAT ELSE?

Clissold Park is just moments away, with wide open green space, tennis courts, a café and its much loved animal enclosures.

Perilla, Jolene and The Lady Mildmay are all close by, giving you some of the area's best loved places to eat, drink and socialise.

Canonbury and Highbury & Islington are within walking distance, making it easy access to the Victoria line and London Overground routes across the city.



A WORD FROM THE OWNER...

"We fell in love with this flat the moment we first stepped inside, drawn to its unique period character and the wonderful sense of light and calm it offers. Throughout the day, the rooms are filled with natural light, and we've always enjoyed the open views down the street towards Clissold Park. Living here has meant having some of North London's best neighbourhood spots right on our doorstep. From morning coffees and weekend walks along Church Street, to dinners at Newington Green or picking up fresh produce at Highbury Barn, the area has an easy, village-like feel while still being brilliantly connected. Canonbury, Highbury & Islington and Arsenal stations are all within comfortable walking distance, making getting around London effortless. The Lodge itself is a small and welcoming building with a genuine sense of community. A few residents are owner-occupiers, and the shared management between the eight owners means everyone takes real pride in caring for and improving the building. One of the things we have valued most is the peace and quiet — having no neighbours directly above is a rare luxury in London. During our time here, we carefully renovated the flat, installing a new kitchen and bathroom and laying hardwood flooring throughout, creating a space that feels both characterful and comfortable. This has been a very happy home for us, and we will miss both the flat and the neighbourhood."

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