



**West Bank, London**  
**£1,350,000**

**LOCATION**  
**LOCATION™** 


Rarely does the opportunity arise to acquire one of these Grand Victorian terraced houses. Commanding position on West Bank, this beautiful house offers 2654 sq ft of accommodation, a garden and a large cellar. The property retains many original period details including; original fireplaces, Victorian hallway tiles, wooden floorboards and cast iron balcony to the front.

Entering the property you are greeted by a wide, stately hallway, and the ground floor offers a large formal reception room with imposing original marble fireplace. The property also benefits from a second reception which connects to a large kitchen diner and a conservatory to rear. A stunning spiral staircase connects the upper two floors which offer six extremely generous double bedrooms, of which a four benefit from their own kitchenettes. The upper floors also boast two bathrooms and two WC's. The ground floor includes a shower room and a utility room too.


On the lower ground floor is a large cellar which offers excellent additional storage and is commonly converted into habitable space or a separate dwelling. West Bank is ideally located for all the amenities of Stoke Newington & Stamford Hill, with the shops of Stoke Newington Church Street close at hand. A short walk away is Clissold Park with its stunning open green spaces. The nearest Underground stations are at Manor House (Piccadilly line) and Finsbury Park (Victoria line/British Rail) as well as Stamford Hill Overground station, giving easy access to Liverpool Street and the City.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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