



Shakspeare Walk, London
£1,600,000

LOCATION
LOCATION™ 

Offers in excess of £1,600,000. This is a dream family Stoke Newington home. Built in circa 1850 this grand house is set over four floors, in a highly sought-after street. The property has four bedrooms and two bathrooms (one with a beautiful bath and shower) and the other with a wonderful walk-in shower.


The extended lower ground floor boasts a stunning kitchen diner and additional reception, with an incredible glass rear extension and access to a beautiful rear garden. The raised ground floor offers a large reception and additional bedroom benefiting from access to a roof terrace.

Period features include beautiful original floors boards, large sash windows and fireplaces, column radiators and high ceilings, which have been combined with modern décor to stunning effect and boasts an abundance of natural light.


Shakspeare Walk is in a fantastic location, close to shops, cafes and a lovely local pub on Allen Road, within easy reach of Butterfield Green, Stoke Newington Church Street, Clissold Park and Newington Green and close to Betty Layward and Grasmere primary schools. Canonbury Overground Station and Stoke Newington Station are a short walk away and, as well as enjoying excellent bus links, the area is a short ride from the new Cycle Superhighway.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

18 Stoke Newington, Church Street, Stoke Newington, London, N16 0LU
 Tel: 0207 923 9222
 sn@locationlocation.com
 www.locationlocation.com



