



**Amhurst Road, N16**

**£2,800,000**

**Dexters**





## Amhurst Road, N16

A rare to market Victorian terraced house, arranged over 5 floors and measuring circa 3,500 sq ft, with a large south facing roof terrace and garden.

On the raised ground floor you are greeted with a double reception room with high ceilings and large sash windows, marble fireplace and original wooden floors. There is a wealth of stunning period features throughout the property including original cornicing and six working fireplaces. There is a bedroom on this floor which is currently being used as an office.

The lower ground floor comprises of an open plan kitchen/living area and a dining room glass conservatory with doors leading out onto the south facing garden. There is a mature Wisteria providing shade in the summer months. The first and second floors comprise of two good sized double bedrooms and bathrooms and there is a roof terrace off the second floor landing with far reaching views of the City. Across the whole of the top floor is your larger than average bedroom, or second sitting room with Juliet balcony, grand piano and glass doors.

Located towards the top of Amhurst Road close to the junction of the High Street the property is ideally positioned for local shops, farmer's market and vibrant selection of bars and restaurants. Being within less than half a mile of Rectory Road Overground station and many bus routes close by offers numerous routes to the City.

### Features

- Victorian Terrace
- Five Bedrooms
- Three Bathrooms
- Six Working Fireplaces
- South Facing Garden & Terrace
- Glass Conservatory













# Amhurst Road, London, N16



**Third Floor**

**Second Floor**



**Lower Ground Floor**

**Raised Ground Floor**

**First Floor**

Total area (approx.): 317.8 sq. m (3,420.6 sq. ft)  
Terrace area (approx.): 13.0 sq. m (139.9 sq. ft)

## Dexters

Hackney Central  
331 Mare Street  
Hackney  
London  
Sales  
020 7067 2420

Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

**RICS** Regulated  
Estate Agent  
and Letting Agent

dexters.co.uk