







HUNTERS[®]
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Winston Road, London, N16

Price £1,500,000



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Offered to the market chain free, this stunning three bedroom Victorian house is perfectly located on one of Stoke Newington's most sought-after roads and offers an array of period features matched perfectly with contemporary design and an south-east facing garden and west facing terrace.

Available to view by appointment only the property comprises, large double reception room into bay window with a burning stove, additional storage space the property also benefits from an extended kitchen/dining room with ample storage, filled with an abundant amount of natural light with the glass roof and sliding glass doors. The kitchen leads to the south-east facing garden which also benefits from a fantastic summer house which can be used as a home office, play area or as additional storage. The summer house has electricity and heating, it also has bi-folding doors which can open completely which is much appreciable in summer.

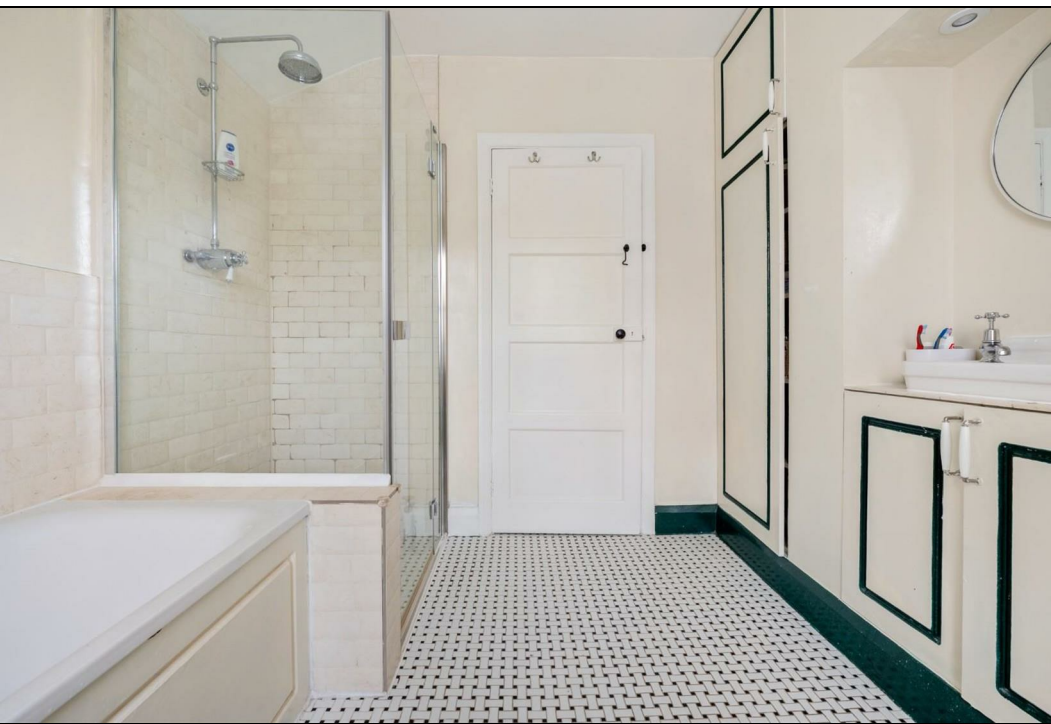
Upstairs, the house comprises of three bedrooms and two bathrooms. On the first floor there is two large bedrooms with built-in wardrobes, one has an original feature fireplace. A large bathroom with both a shower and bath. On the second floor is the master bedroom (currently being used as a recreational space) further benefitting from sliding doors leading to a stunning West facing terrace, where you can have a nice view on the sky and have nice drinks in the evening during summer nights, there is also an ensuite shower room. The property also benefits from a large cellar offering excellent storage space and a pantry.

Winston Road is a quiet residential, tree lined street only a short walk from Stoke Newington Church Street and Newington Green's wide range of shops, bars, restaurants and coffee houses as well being within easy walking distance from local schools & the stunning Clissold Park. Transport links include Canonbury Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a variety of Bus routes into The City & West End.

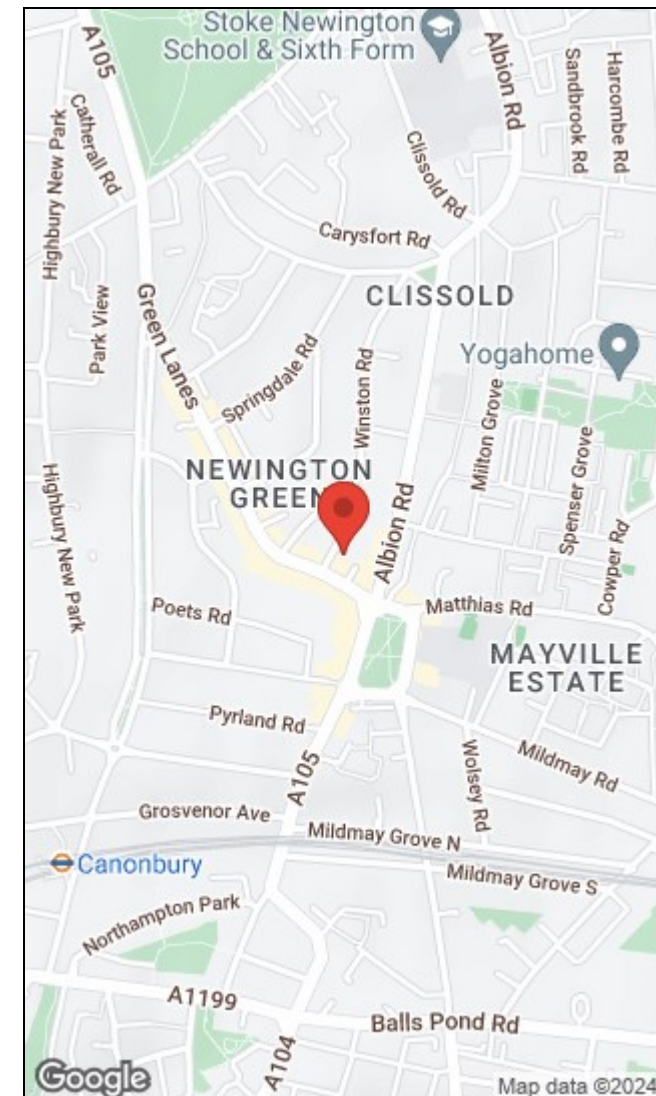
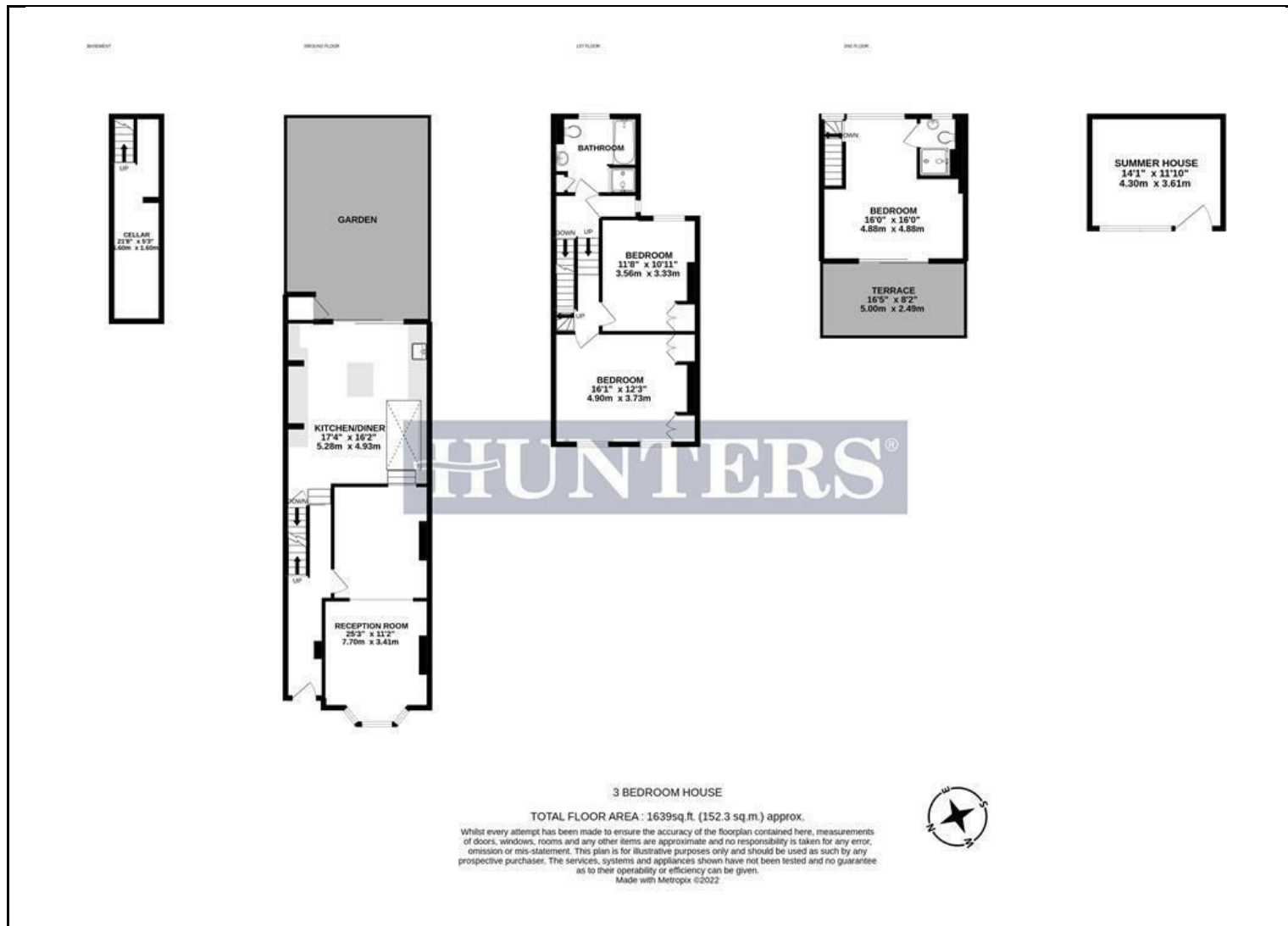
KEY FEATURES

- Three double bedroom Victorian house
 - On a sought after NI6 road
 - South East facing garden
- Loft conversion with west facing terrace
 - Over 1,600 sq. ft.
- Close to Newington Green & Clissold Park
 - En suite to master bedroom
 - Summer House
 - Chain free
 - Excellent condition









Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
68	80	68	80
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		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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