



**Bouverie Road, London, N16**

**Asking Price £2,000,000**





# Bouverie Road, London, N16

## DESCRIPTION

This beautifully restored four-bedroom, two-bathroom family home is available for viewing by appointment only and is located on a sought-after residential street. Offering over 1,900 sq. ft. (176 sqm.) of internal living space, this property combines period charm with modern elegance. It features an expansive kitchen/dining area and a stunning 46 ft. (14 m) garden, complete with an outdoor entertaining space.

The ground floor is highlighted by a spacious double reception room, featuring a bay window, working fireplace, and hardwood flooring. The impressive extended kitchen/dining room spans 26 feet (8 meters) and boasts underfloor heating, built-in appliances, a central island, skylights, and bi-folding doors leading to the private garden—perfect for hosting gatherings. There is also a cellar which provides a generous storage space.

On the first floor, the large master bedroom stretches across the width of the house, alongside a second bedroom, family bathroom and additional shower room. The top floor offers two additional well-proportioned double bedrooms. The property is ideally located near Grazebrook Primary School.

Bouverie Road is a quiet, tree-lined street, just moments away from the vibrant bars, restaurants, and coffee shops of Stoke Newington Church Street, as well as the stunning Clissold Park. Excellent transport links are nearby, including Stoke Newington Station (Overground) and a variety of bus routes connecting you to The City and West End.

- Freehold house
- Extended kitchen/dining room
- Rear garden extending to 46 ft (14 m)
- Four bedrooms
- Two bathrooms
- Close to local schools
- Close to Church Street
- Close to Clissold Park





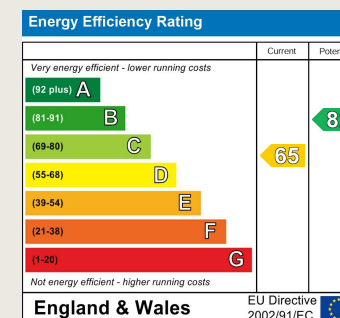




TOTAL FLOOR AREA : 1901sq.ft. (176.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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