

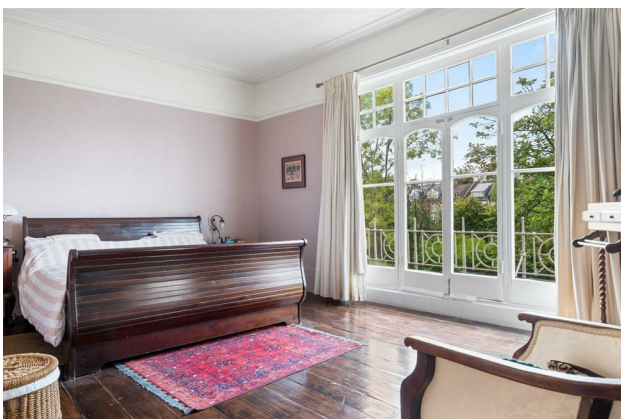
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**West Bank, London, N16**

**Offers In Excess Of £1,600,000**

**Property Images**





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## Property Images



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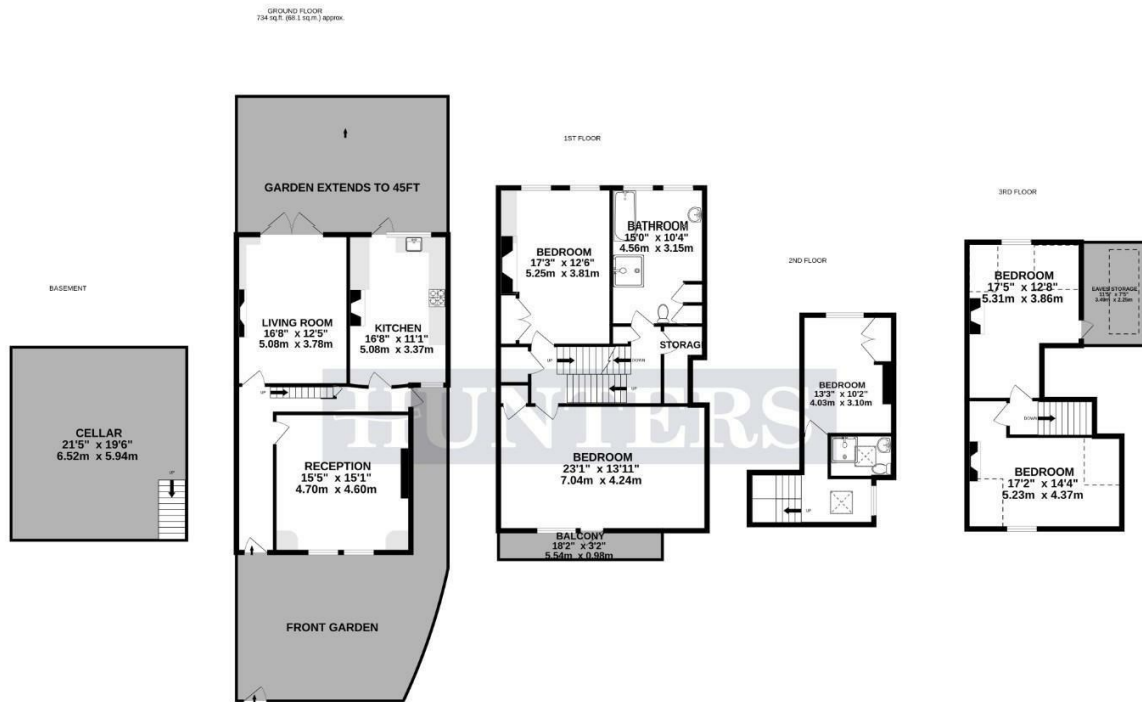
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TOTAL FLOOR AREA: 2362sq.ft. (219.4 sq.m.) approx.

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.

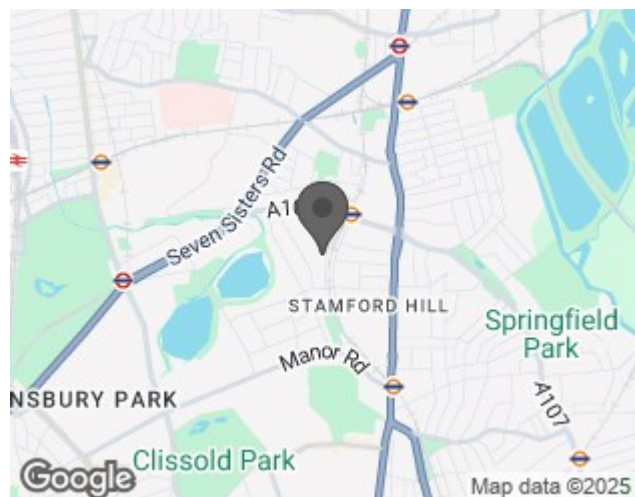
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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Map



## Details

Type: House - Terraced Beds: 5 Bathrooms: 2 Reception: 2 Tenure: Freehold

## Summary

This peaceful, five bedroom home, with its glorious west-facing mature garden, retains a host of grand, original features, and offers 2,362 sq. ft. (219 sq. m.) of beautifully proportioned, versatile, family living, bathed in natural light.

This rare property offers an ornate hallway with original tiles and cornicing, a reception room to the front with working fireplace, second reception/dining room to the rear with double doors leading out to the garden, and a kitchen with further access to the 45 ft (14m) garden.

The first floor has a huge master bedroom, with a beautiful, east facing balcony, a double guest bedroom to the rear, and a spacious family bathroom.

On the second floor, there is a double bedroom with built-in storage, and on the third floor there are a further two double guest bedrooms and shower room, with access to ample storage space in the loft area. The property further benefits from an unusually large cellar accessed via stairs in the hallway, side access to the property and front garden.

With the potential to extend (subject to all the necessary consents), it is within easy walking distance of the many bars and restaurants of Stoke Newington, and a short walk from Woodberry Wetlands and Clissold Park.

Transport links include Stamford Hill station (Overground), Manor House station (Piccadilly line), Seven Sisters Station (Overground & Victoria Line) and a wide variety of bus routes.

A message from the seller: "We loved this house the moment we saw it twenty years ago, but now we're moving away from London and it's going to be so difficult leaving it! When we first saw it we couldn't believe it - so beautiful, and just packed full of character and history. It's been a privilege living here and it's a wonderful place for a home office too. The area itself has been a revelation - quiet, safe, green, and with lovely, peaceful neighbours. The transport links are amazing. We can get from our front door to the Victoria line in less than ten mins!"

## Features

- Chain free • Five bedroom period house • Two reception rooms • Two bathrooms • Large West facing garden • Side access • Over 2,360 sq. ft. (219 sqm.) of internal accommodation • Period features • Close to local schools • Close to Clissold Park & Woodberry Wetlands