



Queen Elizabeths Walk

Stoke Newington, N16

Offers in excess of £2,500,000

A rare opportunity to acquire a substantial Victorian Freehold, spanning c. 3,627 sqft with potential to significantly further extend and develop, (STPP) benefitting from an 114 ft rear garden which backs directly on to the West Reservoir, set on one of Stoke Newington's premier streets.



Queen Elizabeths Walk

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- Substantial Victorian terrace
- Ornate period details throughout
- Generational purchase
- 114 ft rear garden
- Backing directly on to the West Reservoir
- Outstanding rear views
- Huge scope to extend (STPP)
- Sought after street in Stoke Newington
- Easy access to Stoke Newington Church Street

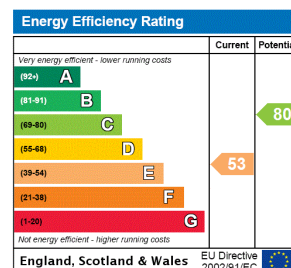


The house benefits from a separate dwelling with its own access, which houses a bright one bedroom apartment, perfect for guest space, air bnb or granny annex. It should be noted the annex provides access to the currently undeveloped cellar. The main house is vast, and is accessed via a large stained glass front door, which opens in to a large hallway space, in turn leading to a separate reception space at the front of the level, complete with ornate coving and an original fireplace. The voluminous kitchen/dining space is situated at the rear of the raised ground floor and features a large ceiling rose, as well as an extension which floods the space in natural light courtesy of the large glass, retracting door, which leads to the outstanding rear garden which measures c. 114 ft. The garden backs on to the West Reservoir, which is a real delight with water views of this kind so rarely found in Central London. The principal bedroom is "three windows wide" and occupies the front of the first floor. There is a family bathroom set behind, as well as an additional bedroom with bathroom and kitchenette which could easily be let if required. There is also a utility space and additional WC on this level. There are four double bedrooms on the top floor as well as a bathroom, with access to the large loft space which like the basement, is currently undeveloped, which STPP, could be converted into additional living space. Queen Elizabeth's Walk is located moments from Stoke Newington Church Street and within close proximity to the greenery and amenities of Clissold Park. Stoke Newington Church Street provides superb local shopping and a wide range of eateries.

Tenure: Freehold

Local Authority: London Borough Of Hackney (Council Tax)

Council Tax Band F



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QUEEN ELIZABETH WALK, N16



APPROXIMATE GROSS INTERNAL AREA
 CELLAR = 189 SQ FT / 17.6 SQ M
 RAISED GROUND FLOOR = 1123 SQ FT / 104.3 SQ M (EXCLUDING REDUCED HEADROOM)
 FIRST FLOOR = 848 SQ FT / 78.8 SQ M (EXCLUDING VOID)
 SECOND FLOOR = 820 SQ FT / 76.2 SQ M
 LOFT = 502 SQ FT / 46.6 SQ M (EXCLUDING REDUCED HEADROOM)
 REDUCED HEADROOM = 145 SQ FT / 13.5 SQ M
 TOTAL = 3627 SQ FT / 337.0 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (D1037449)

