



Amhurst Road

Stoke Newington, N16

Asking Price £950,000

A bright and spacious upper maisonette converted from the top floors of an imposing Victorian building, benefitting from a grand private entrance, plenty of original features and a large private section of the rear garden, moments from Rectory Road.

CHESTERTONS



Amhurst Road

Stoke Newington, N16

- Substantial upper maisonette
- Three bedrooms
- Large private section of rear garden
- Plenty of ornate period details
- Own private entrance
- Easy access to Stoke Newington High Street & Church Street
- Moments from Rectory Road (Overground)



A bright and spacious upper maisonette converted from the top floors of an imposing Victorian building, benefitting from a grand private entrance, plenty of original features and a large private section of the rear garden, moments from Rectory Road. Accommodation is light filled and comprises; a private entrance on the raised level, leading to a grand staircase that provides access to the reception space, semi open plan with the kitchen/dining space, bathed in natural light courtesy of the dual aspect and high ceilings. There is also a study/single bedroom on this level. It should be noted that the large private section of the rear garden is accessed via the utility space, which is housed on the lower half landing. There are two generous double bedrooms on the top floor as well as the family bathroom suite, which features a stand-alone bath tub and separate shower. Brilliantly positioned in the heart of Hackney, in between Stoke Newington & Dalston, the area full of interesting places to eat and drink, including the authentic Ridley Road market, roof top bars, brasseries and an independent cinema. Also within walking distance to London Fields. For transport, links Dalston Junction and Dalston Kingsland Overground stations are only moments away, taking you into Shoreditch and central London in minutes, with a vast array of buses which are available on Kingsland Road taking you into the City.

Tenure: Leasehold 90 years ten months

Service Charge: £1016.31 per annum

Ground Rent: £9

Local Authority: Hackney

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	64	78
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Islington Sales

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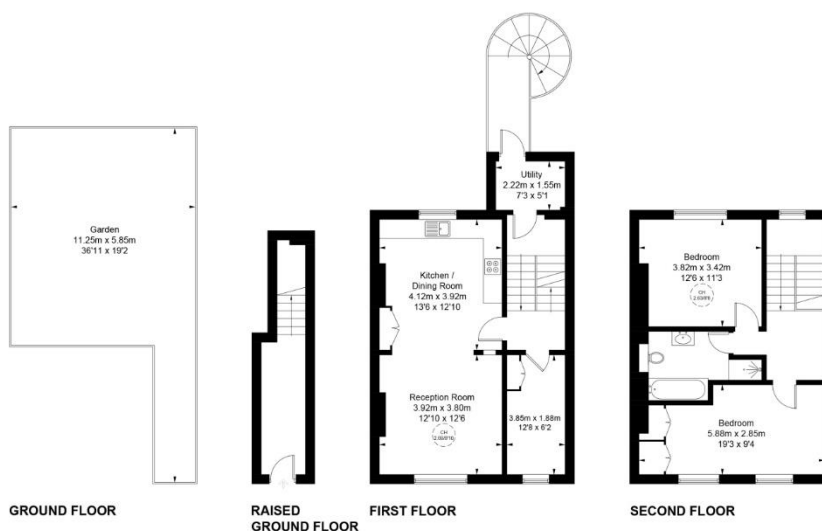
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GROUND FLOOR

RAISED
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 RAISED GROUND FLOOR = 96 SQ FT / 8.9 SQ M
 FIRST FLOOR = 560 SQ FT / 52.0 SQ M
 SECOND FLOOR = 514 SQ FT / 47.8 SQ M
 TOTAL = 1170 SQ FT / 108.7 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. (ID1042592)

