



# Farleigh Road

Stoke Newington, N16

Asking Price £2,350,000

A substantial (c. 2,555 sqft), design led and tastefully refurbished Victorian Freehold with large South facing garden, set on a peaceful street in Stoke Newington, moments from Hackney Downs.





# Farleigh Road

## Stoke Newington, N16

- Substantial Victorian Freehold
- Considered design
- Five bedrooms
- Four bathrooms
- Large South facing garden
- Peaceful street well located for access to Hackney Downs & Stoke Newington Church Street



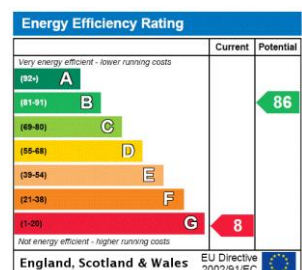


A substantial (c. 2,555 sqft), design led and tastefully refurbished Victorian Freehold with large South facing garden, set on a peaceful street in Stoke Newington, moments from Hackney Downs. Accommodation is well balanced with vast proportions, comprising; a voluminous reception space, retaining two marble fireplaces, coving and ceiling roses. There is also a W.C on this level. The lower level houses a large kitchen/dining/entertaining space, with parquet flooring and bi-folding doors that lead to the circa 67 ft South facing rear landscaped garden. There is a double bedroom, at the front of the lower level, with en-suite shower room. There is additional street access on this level. The principal bedroom occupies the front of the first floor, complete with period details and an en-suite shower room. An additional double bedroom is situated behind. There is also a further shower room at the rear of this level. There are another two double bedrooms on the top floor as well as an additional bathroom suite. There is storage on the upper half landing, which also houses the boiler and water tanks. Brilliantly positioned in the heart of Hackney, in between Stoke Newington & Dalston, an area full of interesting places to eat and drink, including the authentic Ridley Road market, roof top bars, brasseries and even 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:** Freehold

**Local Authority:** London Borough Of Hackney (Council Tax)

**Council Tax** Band F



### Chestertons Islington Sales

327-329 Upper Street

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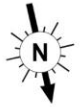
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# FARLEIGH ROAD, N16



APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 791 SQ FT / 73.5 SQ M  
 (EXCLUDING REDUCED HEADROOM)  
 GROUND FLOOR = 637 SQ FT / 59.2 SQ M  
 FIRST FLOOR = 556 SQ FT / 51.7 SQ M  
 SECOND FLOOR = 506 SQ FT / 47.0 SQ M  
 MEZZANINE = 55 SQ FT / 5.1 SQ M  
 REDUCED HEADROOM = 10 SQ FT / 0.9 SQ M  
 TOTAL = 2555 SQ FT / 237.4 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. (ID1051740)

