



# Lidfield Road

Newington Green, N16

Offers in excess of £1,500,000

A substantial four double bedroom, two bathroom Victorian Freehold with accommodation totalling c. 1,787 sqft, set on a peaceful residential street only moments from Newington Green & Clissold Park.





# Lidfield Road

## Newington Green, N16

- Substantial Victorian Freehold
- Four double bedrooms
- Two bathrooms
- Large, currently undeveloped loft space
- Ormate period details throughout
- Peacefully located only moments from Newington Green
- Well placed for access to Clissold Park





A substantial four double bedroom, two bathroom Victorian Freehold with accommodation totalling c. 1,787 sqft, set on a peaceful residential street only moments from Newington Green & Clissold Park. Accommodation comprises; a double reception space which occupies the front of the ground floor, complete with ornate period details which include coving, ceiling rose and a marble fireplace, light filled courtesy of the bay window. The kitchen/dining area is housed at the rear of this level, with access to the courtyard garden via French doors, benefitting from additional gated access, ideal for cyclists, from Winston Road. It should be noted that a large cellar which is ideal for storage and currently utilised as utility area is accessed via this level. The principal suite occupies the front of the first floor, sun soaked courtesy of the large bay window and additional window alongside it, complete with a beautiful marble fireplace and built in wardrobes. There is an additional double bedroom situated behind, with fireplace and built in wardrobe, along with the bathroom suite, with separate walk in shower, set on the half landing between the ground and first floor(s). There are two double bedrooms set on the top floor, both with fireplaces and built in wardrobes, along with an additional bathroom suite, with separate shower. There is also a large, currently undeveloped loft space. Lidfield Road is exceptionally well placed for so much of what the area has to offer, with a plethora of cafes, restaurants and trendy bars found at Dalston and Kingsland Road to the East, Stoke Newington to the North and Newington Green only moments away, with the delightful greenery and leisure amenities of Clissold Park just a short stroll. Transport can be found at Dalston Kingsland, Dalston Junction, Canonbury Station (London Overground) and Stoke Newington station (trains to Liverpool Street), with a number of bus routes running on Green Lanes and Newington Green (to West End and City).

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**Tenure:**Freehold

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

**Council Tax Band:** E

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### *Chestertons Islington Sales*

327-329 Upper Street

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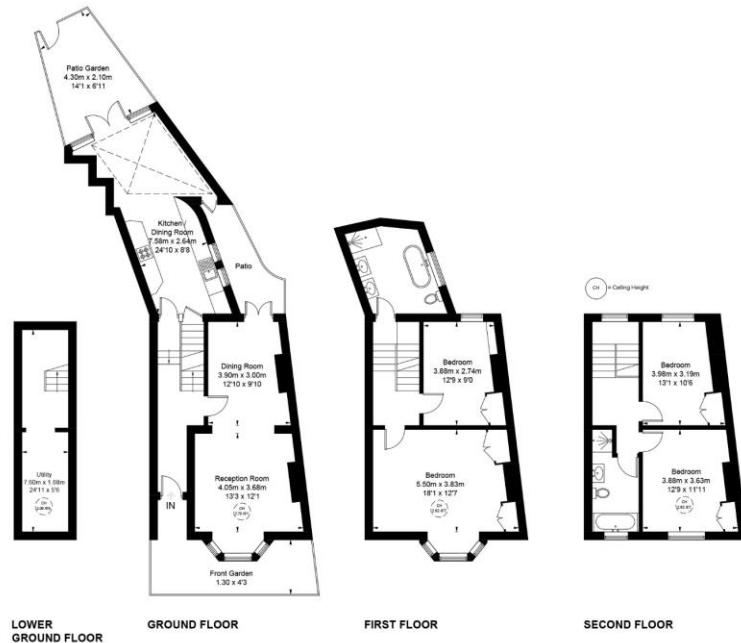
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# LIDFIELD ROAD, N16



APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 143 SQ FT / 13.3 SQ M  
 GROUND FLOOR = 670 SQ FT / 62.2 SQ M  
 FIRST FLOOR = 547 SQ FT / 50.9 SQ M  
 SECOND FLOOR = 427 SQ FT / 39.7 SQ M  
 TOTAL = 1787 SQ FT / 166.1 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. (ID1077980)

