



# Newington Green Road

Newington Green, N1

Offers In Excess Of £1,335,000

A characterful end of terrace Victorian Freehold retaining beautiful period details, benefitting from a c. 57 ft rear garden, set moments from Newington Green and well located for access to Canonbury (Overground)





# Newington Green Road

## Newington Green, N1

- End of terrace
- Victorian Freehold
- 3/4 bedrooms
- Circa 57 ft rear garden
- Moments from Newington Green





A characterful end of terrace Victorian Freehold retaining beautiful period details, benefitting from a c. 57 ft rear garden, set moments from Newington Green and well located for access to Canonbury (Overground). Accommodation is light filled and comprises; a raised ground floor entrance, leading to the original dual reception space, currently utilised as a bedroom with a study behind, the latter retains a fireplace and ornate coving as well as French doors that open onto balcony that overlooks the garden. The family bathroom suite is housed on the half landing, with the vast kitchen/dining/reception space occupying the entire lower level. The kitchen has double doors that open to the secluded and larger than average circa 57 ft private garden. There are two double bedrooms on the top floor. The property is exceptionally well placed for so much of what the area has to offer, with the buzz of Upper Street with its vibrant bars, cafés and restaurants offering international cuisine only a short walk away, 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 around the corner, with the delightful greenery of Clissold Park just a short stroll. Transport can be found at Highbury & Islington (Victoria Line & Overground), Dalston Junction (London Overground) & Canonbury Station (London Overground)

**Tenure:** Freehold  
**Local Authority:** Islington  
**Council Tax** Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

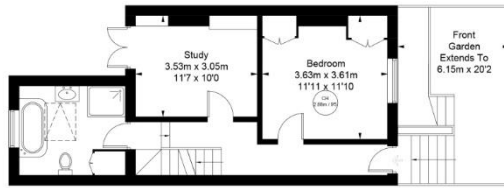
### Chestertons Islington Sales

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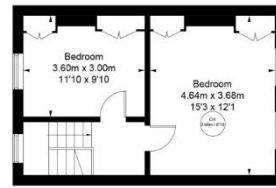
# NEWINGTON GREEN ROAD, N1



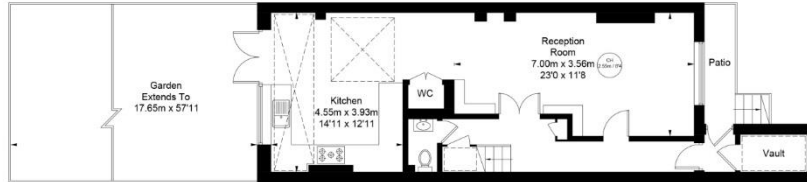
(CH) = Ceiling Height  
 [Dashed Box] = Reduced headroom below 1.5m / 5'0"



**RAISED GROUND FLOOR**



**FIRST FLOOR**



**LOWER GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 630 SQ FT / 58.5 SQ M  
 (EXCLUDING REDUCED HEADROOM)  
 RAISED GROUND FLOOR = 466 SQ FT / 43.3 SQ M  
 FIRST FLOOR = 388 SQ FT / 34.2 SQ M  
 REDUCED HEADROOM / VAULT = 33 SQ FT / 3.1 SQ M  
 TOTAL = 1497 SQ FT / 139.1 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. (ID1044560)

