



Amhurst Road

Stoke Newington, N16

Asking Price £2,800,000

A substantial (c. 3550 sqft) Victorian Freehold, which retains plenty of original detail, with accommodation arranged over five levels, featuring a vast secluded rear garden, set in the heart of Stoke Newington.



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Stoke Newington, N16

- Substantial Victorian Freehold
- Internal accommodation spanning c 3.500 sqft
- Five double bedrooms
- Three bathrooms
- Vast rear garden
- Exceptional City views from the top floor
- Set in the heart of Stoke Newington



Accommodation is well balanced and generously proportioned; comprising; a vast entrance hallway, retaining original details which include original coving and corbels, which leads to the fabulous, formal dual reception space that retains a wealth of original features which include, fireplaces, original double doors that separate the rooms, coving and ceiling roses. The space unexpectedly fans out to the rear, offering a real sense of light and volume. The lower level houses the kitchen/dining space, which is perfect for hosting, and leads via the rear conservatory to the vast rear garden, which is secluded courtesy of the mature trees at the rear. There is also a large bathroom at the rear of the lower level with a study on top, at the rear of the raised ground floor. There are two double bedrooms on the first floor, with a family bathroom suite at the rear, with an additional two double bedrooms on the second floor, which provides access to the large roof terrace at the rear. An exceptional space occupies the top floor, which is currently utilised as a large home office, but could easily be converted to an exceptional principal suite, with jaw dropping City scape views from the rear, that must be viewed to be appreciated. 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Approximate Gross Internal Area
 Lower Ground Floor = 942 sq ft / 87.5 sq m
 (Excluding Reduced Headroom)
 Raised Ground Floor = 726 sq ft / 67.5 sq m
 First Floor = 717 sq ft / 66.6 sq m
 Second Floor = 575 sq ft / 53.4 sq m
 Third Floor = 560 sq ft / 52.0 sq m
 Reduced Headroom = 30 sq ft / 2.8 sq m
 Total = 3550 sq ft / 329.8 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. (ID1125686)