



Walford Road Stoke Newington, London N16

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# Walford Road

## Stoke Newington

### London N16

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Stunning four bedroom terraced Victorian house located moments from The High Street and Church Street.



## DESCRIPTION

This superb property offers well-proportioned rooms throughout arranged over three floors, successfully combining period and contemporary features to make an ideal family home. The ground floor is given over to generous living and entertaining space comprising a classic double reception room with bay-window and two fireplaces one with a wood-burning stove; leading through to a fabulous kitchen/dining room with part-vaulted ceiling, skylights, fitted units and a range cooker with overhead extractor. Tri-folding doors lead out to a secluded south-facing garden boasting a selection of mature plants and shrubs and attractive pizza oven. Elsewhere there is a stylish family bathroom, wet room and four beautiful double bedrooms. In the basement there is a cellar ideal for storage.

Walford Road is conveniently located moments from an eclectic mix of independent shops, bars and restaurants set out along the High Street and Church Street. There are excellent transport links to The City and West End with numerous good bus routes, and trains to Liverpool Street from nearby Rectory Road Station (Overground). Stations at Dalston Kingsland and Dalston Junction (Overground) are also within easy walking distance. Available Chain Free.



Freehold

Asking Price £1,425,000





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | 79        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 58                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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