



Kynaston Road Stoke Newington, London N16

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Stoke Newington

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Stunning extended five bedroom Victorian terraced house with south-facing garden, moments from Church Street, Clissold Park and popular local schools.



DESCRIPTION

Set behind an attractive period façade, this thoroughly modern home has been extensively refurbished, offering generous living and entertaining space throughout. The accommodation is arranged on various split-levels with the ground floor comprising a large double reception with bay window, and wood-burning stove; steps lead down to a fabulously spacious kitchen-dining room with sky-lights, ample wall & floor units and integrated appliances. Tri-folding doors open to a wonderful mature garden with decked patio, lawn and a sunny southerly aspect. On the first floor there is a smart bathroom with shower over the bath; and three beautiful double bedrooms. The top levels boast a stylish shower room, and two further double rooms, including the principal bedroom with vaulted ceiling. In the basement there is a useful cellar for storage.

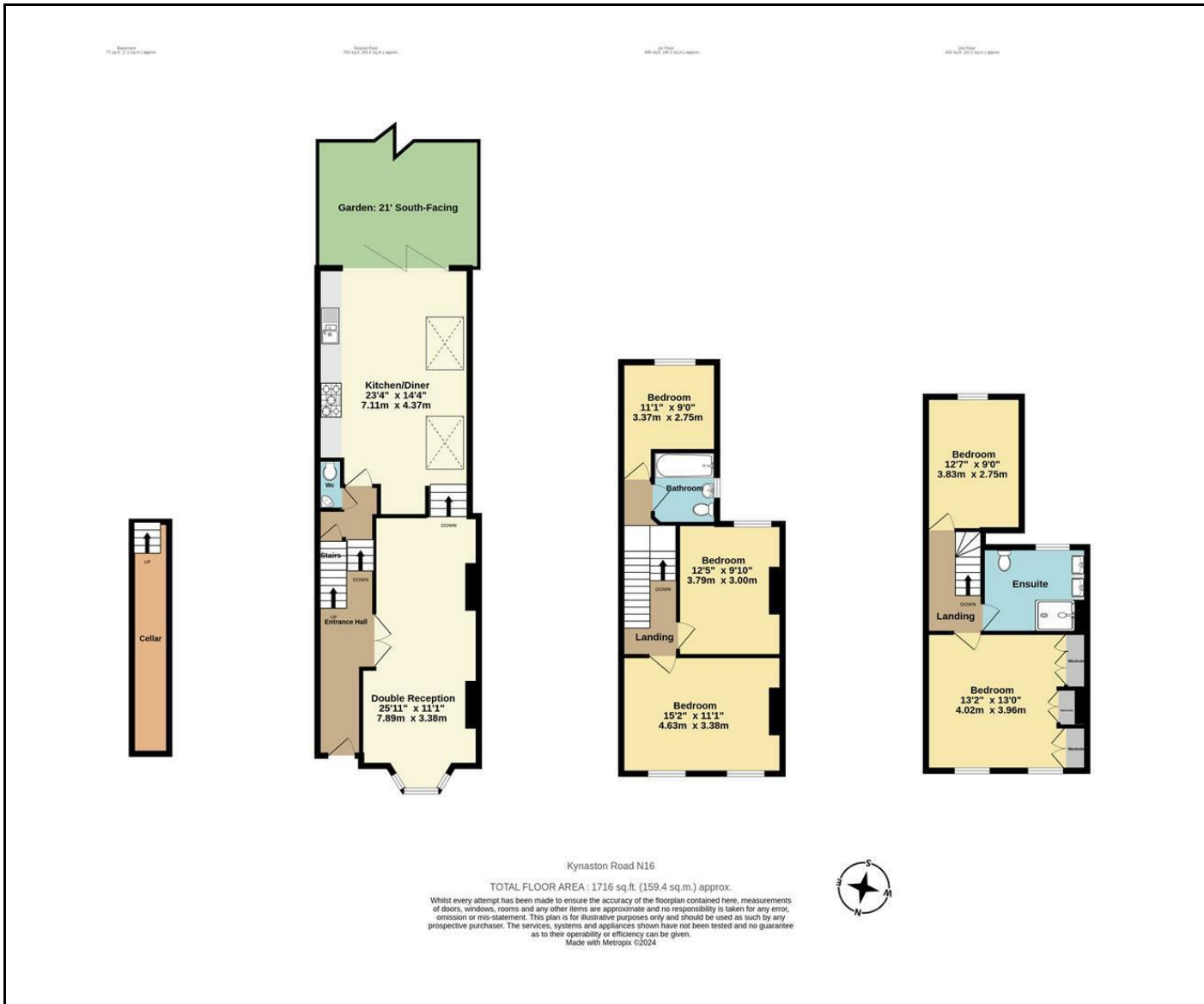
Kynaston Road is in a fantastic location for all that Stoke Newington has to offer, situated close to a selection of good schools; the green open spaces of Clissold Park and Church Street's eclectic array of eateries, independent shops, pubs and coffee bars. There are excellent transport links to The City & West End with numerous bus routes, and trains to Liverpool Street from Stoke Newington Station (Overground).



Freehold

Asking Price £1,875,000





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