

London Borough of Hackney  
Kynaston  
Road N16

Kynaston Road Stoke Newington, London N16

**NEXT MOVE**  
PROPERTY AGENTS

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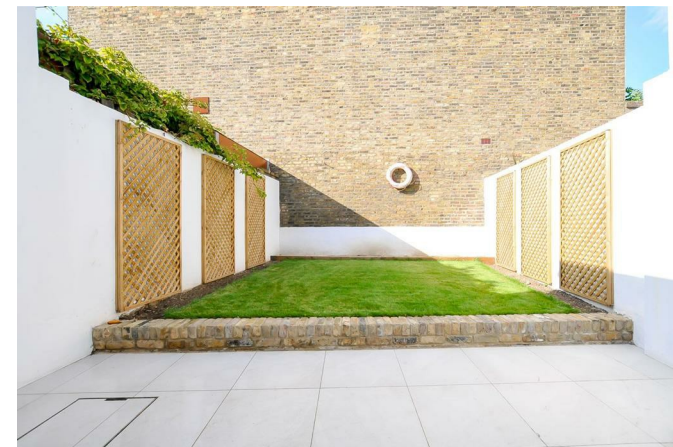
# Kynaston Road

## Stoke Newington

### London N16

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Wonderfully spacious Victorian terraced house in a superb location close to Stoke Newington Church Street, Clissold Park and popular local schools.



## DESCRIPTION

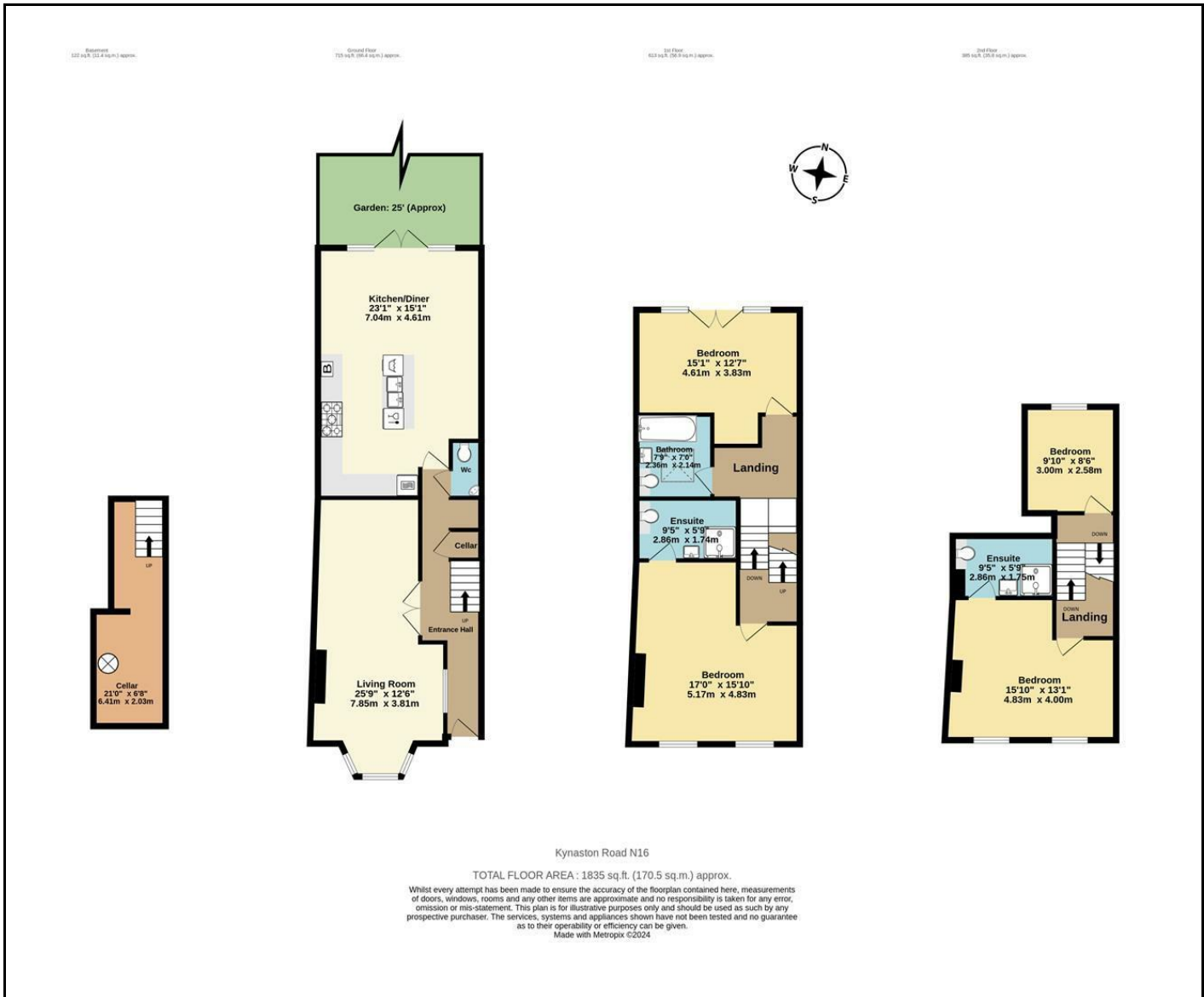
This thoroughly modern home arranged over three floors has been extended and extensively refurbished, boasting a floor area in excess of 1,800 sq ft. The ground floor accommodation comprises a generous reception room with bay-window; guest cloakroom; and large kitchen-diner with smart fitted floor and wall units, work-island and quality integrated appliances. Doors open to a secluded rear garden with paved patio and lawned area. In the basement is a cellar ideal for storage. Moving up through the house on the split-level first floor there is a family bathroom with shower over the bath and two beautiful double bedrooms, one with ensuite, the other with double doors to a Juliet balcony. The top floor boasts two further bedrooms including an L-shaped principal room which features exposed brickwork and a stylish ensuite shower room. Kynaston Road is situated just a few steps from leafy Clissold Park and Church Street's eclectic array of eateries, shops, pubs and coffee bars. There are excellent transport links to The City and West End with numerous good bus routes, and trains to Liverpool Street from nearby Stoke Newington Station (Overground).



Freehold

Offers In Excess Of £1,775,000





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	83
(55-68) <b>D</b>			
(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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