



Queen Elizabeth's Walk Stoke Newington, London N16

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PROPERTY AGENTS

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# Queen Elizabeth's Walk

## Stoke Newington

### London N16

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Attractive double-fronted Victorian semi-detached house enviably located in a quiet backwater moments from the heart of Stoke Newington.

#### DESCRIPTION

Currently divided into three self-contained flats, this wonderful property offers the potential to reinstate into a superior six bedroom family home with elegant proportions, period features and a floor area in excess of 2,700 sq ft. A mature south-facing garden to the rear extends to approximately 85' boasting a central lawn with mature trees and shrubs.

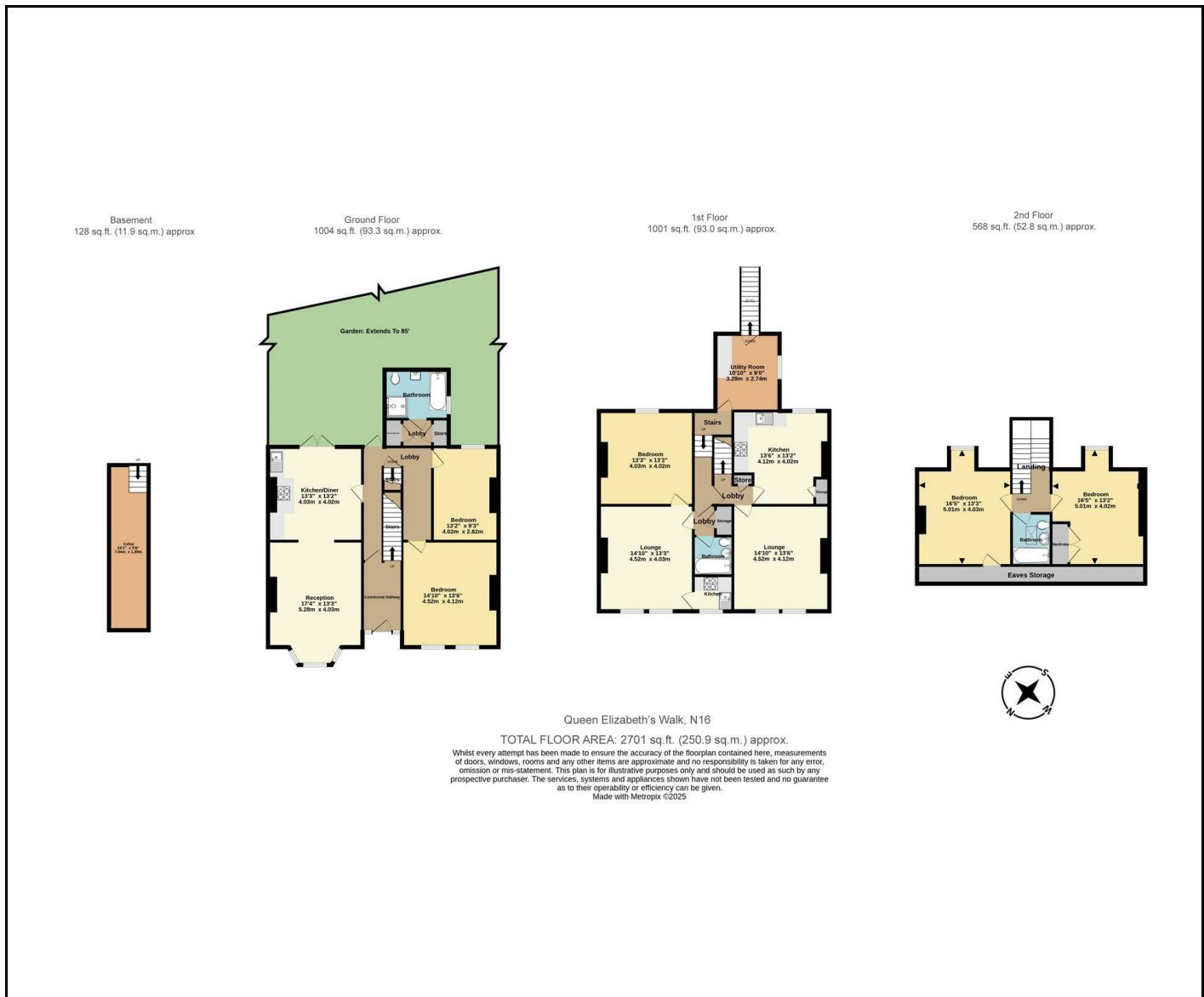
Clissold Park's green open spaces and Church Street and the High Street's eclectic array of eateries, independent shops, pubs and coffee bars are close by. There are excellent transport links to The City and West End with numerous good bus routes, and trains from stations at Stoke Newington (Overground) and Manor House (Piccadilly Line).

Freehold

Asking Price £2,375,000







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>81</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>66</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 |           |