



Springdale Road Stoke Newington, London N16



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# Springdale Road

## Stoke Newington

### London N16

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Stunning four bedroom Victorian terraced house with 90' south-facing garden, moments from Church Street, Clissold Park and popular local schools.

#### DESCRIPTION

This huge property, with two street entrances and a floor area in excess of 2,300 sq ft, is set over four floors, boasting wonderfully light and spacious rooms, elegant proportions and many period features. The accommodation is set out as follows: starting on the lower ground floor with a huge open-plan living space which is cleverly divided into zones for dining, reclining and food preparation. The very well-appointed kitchen features a central island and integrated appliances, with the adjacent dining room boasting tri-fold doors out to the fabulous south-facing garden. There is also a handy bike storage cupboard on this level. Moving up through the house, on the raised ground floor there is a shower room; and a wider than average double reception room with bay-window, interconnecting doors and twin fireplaces, with an opening through to the sun room at the rear. On the floor above a family bathroom sits between two beautiful double bedrooms, including the principal bedroom with large bay-window. The top floor is given over to a stylish shower room and two further double rooms.

Springdale Road is a popular tree-lined street, a short walk from the green open spaces of Clissold Park, and Church Street's array of independent shops, eateries, pubs and coffee bars. There are excellent transport connections to The City and West End, with numerous good bus routes and trains to Liverpool Street from Stoke Newington Overground Station.

Freehold

**Asking Price £2,500,000**





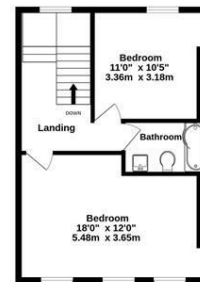
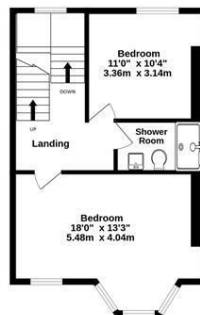
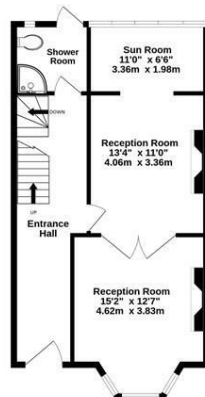


Lower Ground Floor  
845 sq.ft. (78.5 sq.m.) approx.

Raised Ground Floor  
582 sq.ft. (54.0 sq.m.) approx.

1st Floor  
461 sq.ft. (42.9 sq.m.) approx.

2nd Floor  
443 sq.ft. (41.2 sq.m.) approx.



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TOTAL FLOOR AREA: 2332 sq.ft. (216.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### 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>		
(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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