

Clissold Crescent, N16

Approx. Gross Internal Area 1659 Sq Ft - 154.12 Sq M (Excluding Basement)



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Basement Floor Area 72 Sq Ft - 6.69 Sq M
Ground Floor Floor Area 623 Sq Ft - 57.88 Sq M
First Floor Floor Area 532 Sq Ft - 49.42 Sq M
Second Floor Floor Area 504 Sq Ft - 46.82 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



£1,700,000 Freehold

An absolutely stunning five bedroom townhouse maintained to an excellent standard and situated on one of Stoke Newington's sought after roads.

One of the standout features of the house is the contrasting double reception room, leading to a shaker fitted kitchen. A glass side return provides ample space for a lunch table and retains a leafy skyline façade.

Sliding glass doors lead to an enclosed garden with wooden trellises. This is a tranquil escape not overlooked nor easily disturbed.

Upstairs onto the first landing, you have a rear bedroom with clear views of the garden and a grand master bedroom filled light and character.

Three more generous doubles, substantial second bedroom with copious storage, and tucked away bathroom, finish off the second floor.

Transport options are at a premium, with Canonbury Overground a 15mins walk away and linking one stop to Highbury & Islington Station. This connects you to the Victoria underground line, and mainline train South into Moorgate, or North towards Welwyn Garden City. Alternatively the walk to Highbury & Islington is under half hour. A raft of buses also go along Stoke Newington Church Street and the A10, taking you straight into the city



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

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