



## Barbould Road, N16



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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ipaplus.com

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.



## £950,000 Freehold

A rarely available three bedroom ex local authority house in the heart of Stoke Newington, moments away from Stoke Newington Church Street and excellent schools and transport links.

This superb property benefits from approximately 1177 sq ft of bright, spacious and well-presented internal accommodation; arranged over three levels comprising on the ground floor a well equipped kitchen/diner, smart tiled guest WC, utility room/larder and under stairs storage cupboard.

On the first floor there is an incredibly spacious reception room, very bright and airy with two large windows. There is also a good sized double bedroom on this level as well as further two bedrooms and bathroom on the third floor. This unique house offers huge potential to extend (STPP) and would make a perfect family home.

Barbould Road is in a fantastic neighbourhood with a thriving sense of community and is also well positioned close to outstanding local schools. The mix of independent shops, bars and restaurants along Church Street is within easy reach, and the award-winning Clissold Park is only a short walk away. Connections into the City and Central London are swift and simple, with the many bus links that run along Albion Road servicing North, East and West London. Rectory Road station (Overground) is only a short distance away, offering direct links into London Liverpool Street station.



- LARGE FAMILY HOME
- LARGE SOUTH FACING GARDEN
- 1177 SQUARE FEET
- EXCELLENT LOCATION
- NO ONWARD CHAIN

- HUGE POTENTIAL TO EXTEND & ADD VALUE (STPP)
- THREE LEVELS
- CLOSE TO POPULAR SCHOOLS
- CLOSE TO TRANSPORT LINKS

