

# Denver Road, N16

Approx. Gross Internal Area 1982 Sq Ft - 184.14 Sq M (Including Cellar)  
 Approx. Gross Internal Area 1859 Sq Ft - 172.70 Sq M (Excluding Cellar)



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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Date: 7/6/2024

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.



## £1,400,000 Freehold

A substantial five bedroom Victorian terraced house set in the heart of Stamford Hill, but minutes from vibrant Stoke Newington. Spacious and elegantly proportioned rooms with high ceilings, beautiful fire places and many original features throughout. Spread across three storeys and boasting in excess of 1,859 sq. ft. of internal space, this stunning family home comprises; five bedrooms, a bathroom, extensive cellar and a well established garden. There is also a spacious kitchen, a separate dining room, and a generous sized reception - ideal for entertaining.

Denver Road is a no through road, tree-lined residential street in N16, and is well positioned for speedy trips to the City from Stamford Hill station (Overground) (3 mins walk) or to the West End from Manor House tube station (Piccadilly) (15 mins walk). Woodberry Wetlands Nature Reserve is within easy reach, and the eclectic mix of independent shops, bars and restaurants along Stoke Newington Church Street are nearby, too



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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- FIVE BEDROOMS
- EXCELLENT LOCATION
- IDEAL FAMILY HOME

- 1859 SQUARE FOOT
- CLOSE TO TRANSPORT
- LARGE GARDEN

