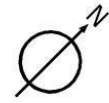


**Chisholm Road, N16**  
 Approx. Gross Internal Area 2159 Sq Ft - 200.58 Sq M

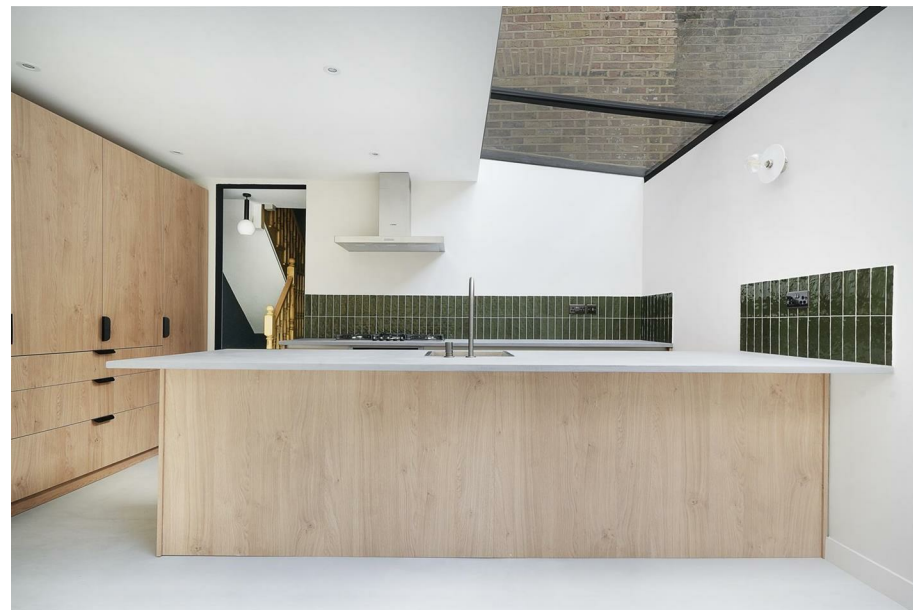


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.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

lpaplus.com

Date: 16/8/2024

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.



## £2,000,000 Freehold

This exquisitely refurbished five-bedroom house, located on one of Stoke Newington's most sought-after residential roads, exemplifies the perfect fusion of period charm and modern luxury. Spanning 2,159 square feet, this stunning home has been thoughtfully extended and renovated to an exceptional standard, offering an unparalleled living experience.

The ground floor features a beautifully designed bespoke kitchen with a side return extension, seamlessly blending indoor and outdoor living spaces, perfect for entertaining and family life. The spacious and bright double reception room is complemented by high ceilings, elegant period features, chevron oak flooring and bespoke modern finishes. The top floor (a mansard loft extension) consists of a large master bedroom and a well presented three piece en-suite shower room. On the first floor there are a further four bedrooms and a stylish family bathroom. Original features such as wooden sash windows, fireplaces and coving have been preserved.

Chesholm road is a popular residential street, with an incredible sense of community amongst its residents. Outstanding local primary and secondary schools are nearby, and connections into the City and Central London are swift and simple with the many bus routes that run along the High Street and Albion Road all within easy reach. Church Street's eclectic mix of independent shops, bars, and restaurants, are all just a short walk from the front door as are the amenities of Clissold Park, Abney Cemetery and Clissold Leisure Centre.



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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- REFURBISHED TO AN EXQUISITE STANDARD
- 2159 SQUARE FEET
- NO ONWARD CHAIN

- CLOSE TO POPULAR OUTSTANDING SCHOOLS
- BASEMENT CONVERSION
- IDEAL FAMILY HOME
- PREMIUM LOCATION

