



LESWIN ROAD
Stoke Newington N16



AN INCREDIBLE CONVERTED GEORGIAN CHAPEL.

Spanning two floors, the ground floor features three spacious bedrooms, each offering unique attributes that enhance the living experience.



3



2



1

EPC

E

Local Authority: London Borough of Hackney

Council Tax band: E

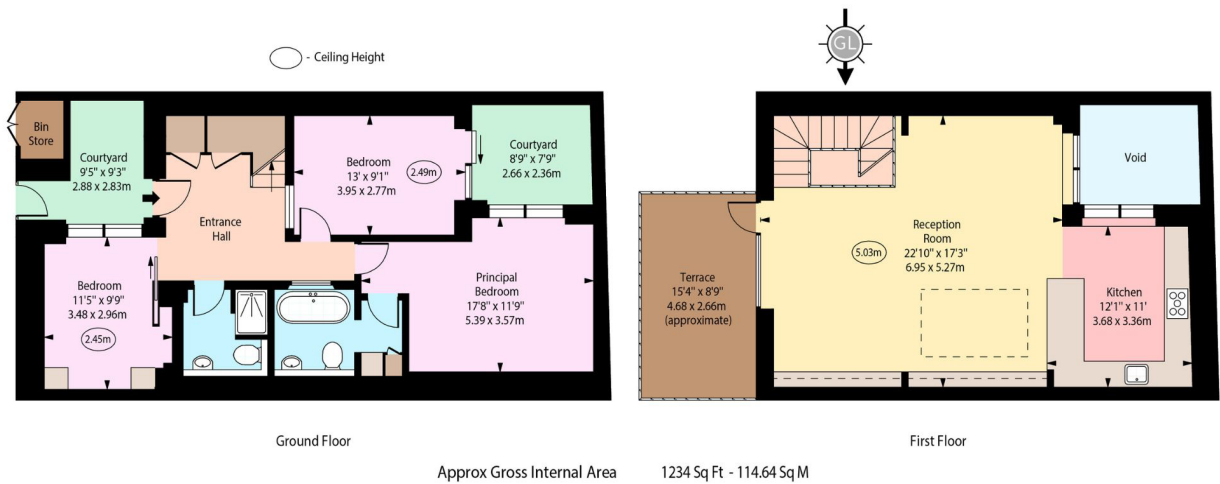
Tenure: Share of Freehold plus leasehold, approximately 990 years remaining

Service charge: £820 per annum, reviewed annually, next review due 2025

Guide Price: £1,600,000

The large principal bedroom boasts ample storage, an ensuite with a freestanding bathtub, and direct access to a private courtyard, allowing natural light to fill the room. The second bedroom is thoughtfully separated, creating a tranquil retreat, while the third bedroom also has access to the serene courtyard. A stylish second bathroom with a walk in shower adds further convenience.

Upstairs, is the vast open-plan kitchen and living room that effortlessly blends historic charm with modern design. Exposed beams, original chapel arches, and impressive open skylights bathe the floor with light and character. The double-height ceilings create an airy atmosphere, while access to a private roof terrace offers lovely outside space . This exceptional property seamlessly combines heritage and contemporary living, making it a rare find in



(Excluding Void)

Approximate Gross Internal Area = 114.64 sq m / 1234 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Megan Squire
+44 20 3657 7352
megan.squire@knightfrank.com

Knight Frank Islington
321-322 Upper Street
London N1 2XQ

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Photographs and videos dated February 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and