



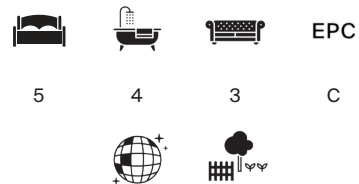
GRAYLING ROAD,

N16



SPACIOUS HOME IN PRIME LONDON LOCATION

Tucked away on one of Stoke Newington's most sought-after streets, this exceptional Victorian home has been carefully renovated throughout and now provides almost 2,400 sq. ft. of beautifully considered living space across five floors.



Local Authority: London Borough of Hackney

Council Tax band: F

Tenure: Freehold

Guide Price: £2,500,000

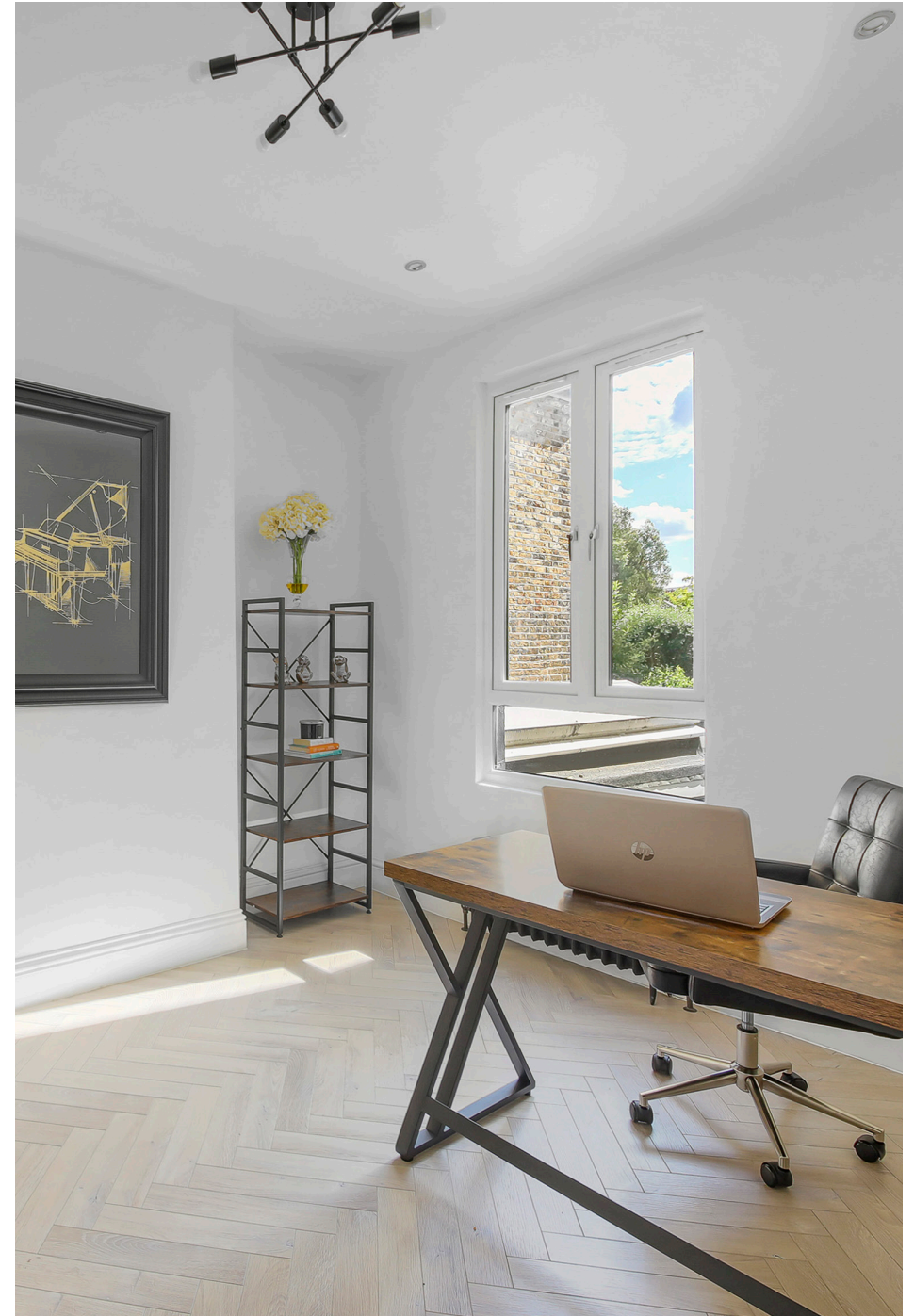


VICTORIAN CHARM ENHANCED BY MODERN LUXURY

This beautifully refurbished Victorian home combines period elegance with modern design. A bay-fronted reception, flexible study/bedroom, and sleek shower room lead to a stunning open-plan kitchen, dining and living area with navy shaker cabinetry, quartz worktops, and bi-fold doors opening onto a landscaped two-level garden.

The principal suite spans the width of the house with walk-in wardrobe and luxury en suite, joined by four further bedrooms and two stylish bathrooms.

Smart upgrades include underfloor heating, app-controlled lighting, Cat 6 cabling, full mesh Wi-Fi and a new Vaillant system.









(Including Basement)
Approximate Gross Internal Area = 228.35 sq m / 2,458 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.

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