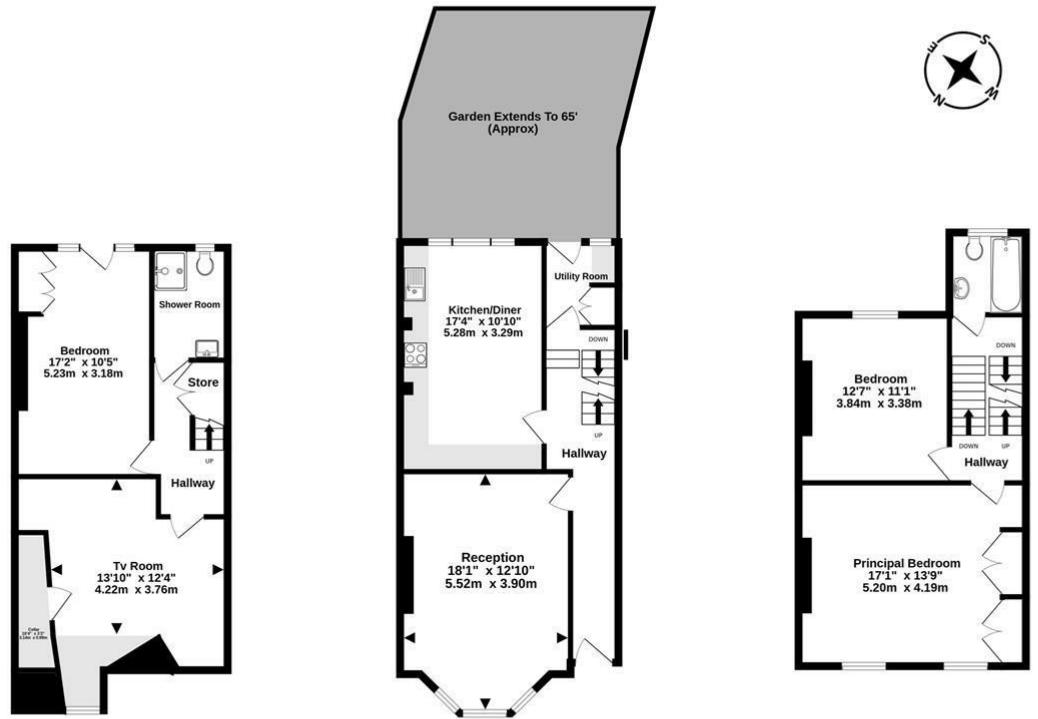


Basement  
501 sq.ft. (46.6 sq.m.) approx.

Ground Floor  
540 sq.ft. (50.2 sq.m.) approx.

1st Floor  
474 sq.ft. (44.0 sq.m.) approx.

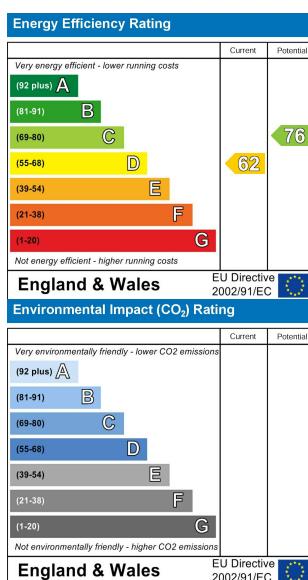
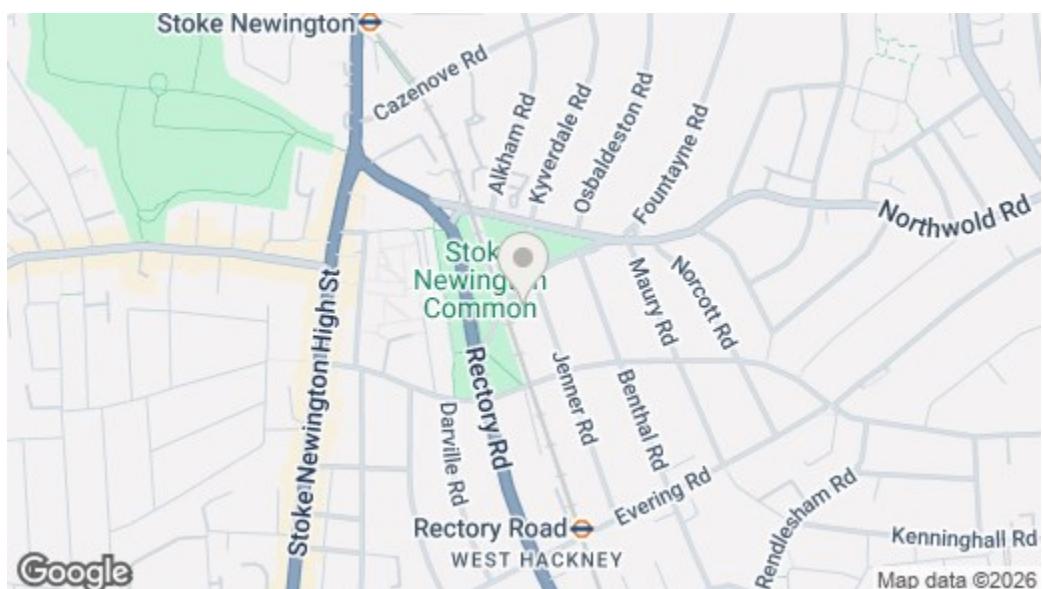
2nd Floor  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1951 sq.ft. (181.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of doors, windows, rooms and 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.

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**Stoke Newington Common N16 7ET**

**£1,750,000 Freehold**

**nextmove.com**

Property Misdescriptions Act 1991

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are given only as a guide and services & appliances have not been tested. Purchasers are advised to appoint their own Surveyors & Conveyancers to satisfy themselves on all matters concerning any purchase.

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70-72 Chatsworth Road, London E5 0LS • Tel: 020 8525 0222 Fax: 020 8525 1230 • e-mail: e5@nextmove.com



Fabulous five bedroom Victorian terraced house located directly opposite leafy Stoke Newington Common, moments from Church Street and popular local schools.

This impressive family home is arranged over four floors, boasting period features, and wonderfully light & well-proportioned rooms throughout. The accommodation comprises a generous reception room with bay window, shutters and original fireplace; large kitchen-diner with bespoke marble-topped units and integrated appliances; utility room; modern bathroom; stylish shower room, and five beautiful double bedrooms, three with built-in wardrobes. A delightful landscaped rear garden, well-stocked with trees and shrubs, extends to 65' (approx), offering a favourable southerly and unusually private aspect.

Conveniently positioned a few steps from Church Street and the High Street's eclectic array of independent shops, eateries, pubs and coffee bars, houses on the Common come on the market very rarely. There are excellent transport links to the City and West End, with numerous good bus routes, and trains to Liverpool Street from stations at nearby Rectory Road (Overground) or Stoke Newington (Overground).



- Victorian Terraced House
- Two Bathrooms
- Close to Church Street

- Five Double Bedrooms
- 65' Southerly-Facing Garden
- Excellent Transport Links

