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faultless service
straightforward
honest a breath of
professional fresh air
accessible
friendly dependable
responsive
transparent*

Quotes taken from independent
Google reviews 2006 to 2016

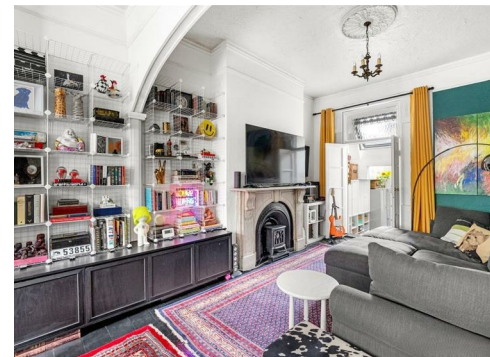


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Northwold Road, London N16

£1,700,000 (FOR SALE)

House - Terraced

4 3 2



Northwold Road, London N16£1,700,000

Description

This magnificent period home sits directly opposite Stoke Newington Common, offering beautiful green views and approximately 2,163 sq. ft of internal living space. Boasting four double bedrooms, this elegant family residence seamlessly combines charming period features with contemporary design. It also benefits from a large, leafy, and secluded garden — perfect for entertaining or for children to play in.

The split-level ground floor features a stunning double reception room with a large bay window, marble fireplace, wood burner, and exposed solid wood flooring. There is also a spacious cellar providing excellent storage.

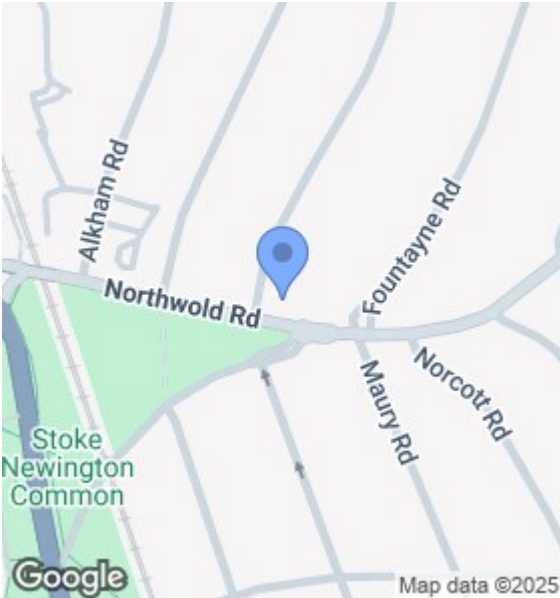
To the rear lies a bright and generous kitchen/dining room, enhanced by a larger-than-average rear extension that creates a superb open-plan living

Key Features

- FOUR DOUBLE BEDROOMS
- LARGE GROUND FLOOR EXTENSION
- CLOSE TO TRANSPORT LINKS
- OVERLOOKING STOKE NEWINGTON COMMON
- CLOSE TO POPULAR SCHOOLS
- IDEAL FAMILY HOME
- POTENTIAL TO EXTEND (subject to planning permission)
- ORIGINAL FEATURES

Tenure
Lease Expires
Ground Rent
Service Charge
Local Authority
Council Tax

Freehold
to be confirmed
to be confirmed
to be confirmed
Hackney
F



Floorplan

Northwold Road, N16

Approx. Gross Internal Area 2163 Sq Ft - 200.94 Sq M
Approx. Gross Cellar Area 145 Sq Ft - 13.47 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.

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by lpaaplus.com
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.