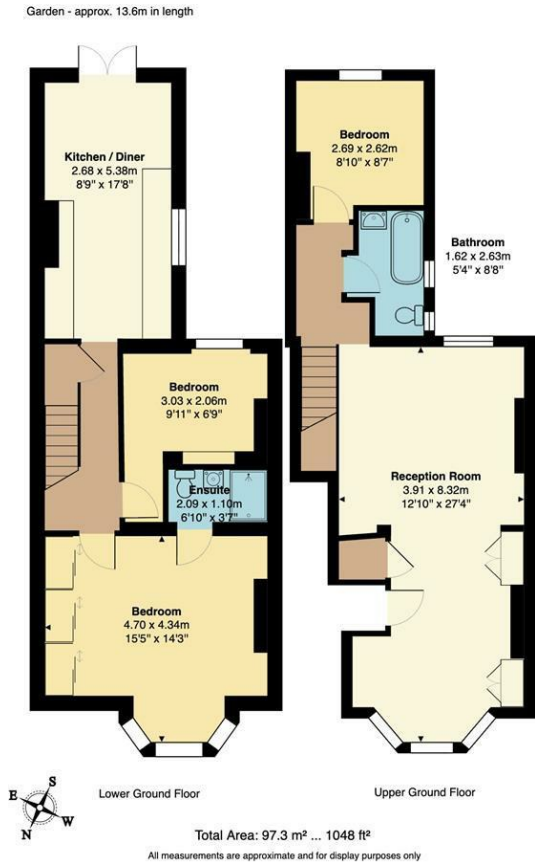




Reception Room
12'9" x 27'3"

Kitchen/Diner
8'9" x 17'7"

Bedroom
15'5" x 14'2"

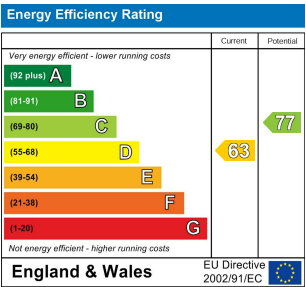
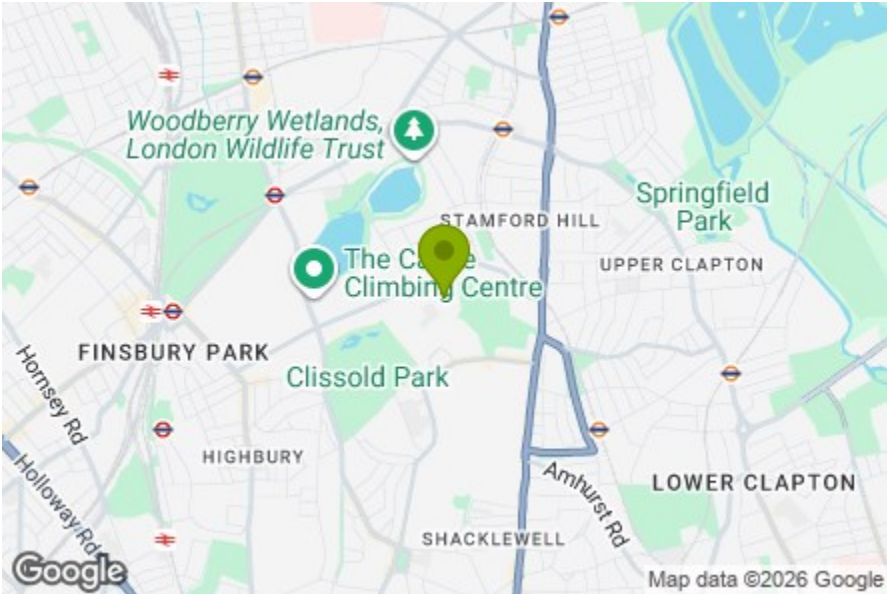
Bedroom
9'11" x 6'9"

Bedroom
8'9" x 8'7"

Bathroom
5'3" x 8'7"

Bathroom (Ensuite)
6'10" x 3'7"

Garden
44'7"



GRAYLING ROAD, LONDON

Offers In Excess Of £900,000 Leasehold
3 Bed Flat



Features:

- Three Bedroom Maisonette
- Beautifully Presented
- Arranged Over Two Floors
- South Facing Garden
- Moments Away From Clissold Park
- Short Walk to Stoke Newington Station
- Over a 1000sqft
- Recently Renovated

A beautifully presented three bedroom maisonette arranged over two floors, with a south facing garden and more than 1,000 square feet of living space. Set in a sought-after Stoke Newington pocket, you're moments from Clissold Park, a short walk from Stoke Newington Station, and close to the independent shops, cafés and restaurants that make N16 so loved.

REQUEST A VIEWING
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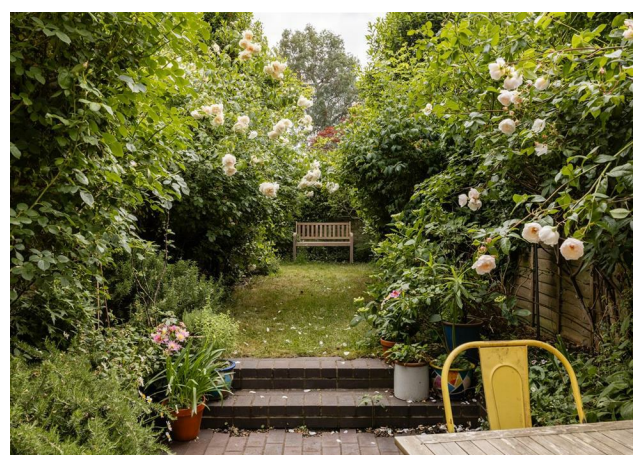
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IF YOU LIVED HERE...

Step inside and the sense of space is immediate. On the upper ground floor, the reception room stretches to over 27ft, creating a generous living and dining space with large bay windows, bespoke shelving and cabinetry, and two feature fireplaces with hand fired hearth tiling. The family bathroom sits just beyond, finished with bespoke hand fired tiling, a bath and contemporary fittings, while a third bedroom is positioned nearby.

Downstairs, the kitchen and dining room forms the heart of the home, with bright cabinetry, plenty of worktop space and room for a large dining table. Double doors open directly onto the south facing garden, giving you an easy flow outside for summer lunches, morning coffee or relaxed evenings at home.

The principal bedroom sits at the front of the lower floor, with excellent proportions, a bay window and fitted wardrobes. It benefits from a spa inspired en-suite wet room. A second bedroom sits alongside and has views on to the garden. The

garden has a paved terrace and lawn framed by mature planting, making it a lovely private retreat.

WHAT ELSE?

- Clissold Park is only moments away, offering open green space, tennis courts, Finks Café, ornamental lakes and one of North London's most loved weekend destinations.

- Stoke Newington Church Street is within easy reach, home to local favourites including Escocesa, The Good Egg, Aun and 13th Floor, alongside independent shops and neighbourhood pubs.

- Stoke Newington Station is a short walk away for straightforward City connections, while numerous bus routes link you easily with Dalston, Islington and the wider East London neighbourhoods.



WORD FROM THE OWNER...

"We fell in love with the place the moment we walked in — the light, the space, the sense of what it could become. And it's been so many things for us, which is why leaving is so hard. From the early days of long evenings with friends on the terrace - including on day one of the refurb when two different neighbours saw me "working from home" on the front steps while the builders were in and suggested drinks - to our baby taking her first wobbly steps on the lawn under the roses bursting wild and wonderful, it's been a home that's grown with us. We even got to walk up the road to our own wedding: at the best kept local secret that is Woodberry Wetlands, across from West Res where we swim every Saturday. This little patch between Clissold and Abney Park, and this street in particular, is the perfect combo. It's incredibly quiet (pretty much car free) but you can be on Church Street with a coffee and pastries from Spence or in the Clarence, or Macintosh Ales, in under 5 minutes. Same for drop off at the outstanding local nursery and primary our kids love. But what we'll miss most isn't just the ease of life here, but the community. It's a properly vibrant and welcoming mix, and we couldn't have asked for better."

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