



Queen Elizabeths Walk

Stoke Newington, N16

Asking Price £2,500,000

This substantial and charming six-bedroom Victorian end-of-terrace freehold offers spacious living across four floors, with a rare 75' south-west facing rear garden and a garden studio, all situated just moments from the green expanses of Clissold Park. Retaining much of its period charm, the property also boasts a thoughtful layout that's ideal for modern family living.

CHESTERTONS



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- End-of-Terrace Victorian Freehold
- Measuring 3200 square feet
- Six bedrooms
- Three bathrooms
- 75' south-west facing garden
- Garden studio with electricity



Upon entering the property, you are greeted by two reception rooms with beautiful period features, such as high ceilings, cornicing, and large windows allowing plenty of natural light to flood the space. The reception rooms were originally opened up into a large open-plan living area, but the current owners have preserved the original double doors, which could be re-opened for a more open-plan feel if desired. The spacious separate kitchen offers ample storage and work surfaces, with direct access to the generously sized garden. The south-west facing garden, measuring 75' in length, is perfect for outdoor entertaining and enjoys sun throughout the afternoon and into the evening. At the rear of the garden is a fantastic garden studio (5.75m x 3.3m), which is currently used as a separate office but has the potential to be used as a gym, creative space, or guest room. The studio is fully powered with electricity, offering versatility for a variety of uses. The first floor comprises two large double bedrooms, two bathrooms, and a handy boiler cupboard. On the second floor, you'll find another two spacious double bedrooms, plus a smaller third bedroom, which could serve as a home office or nursery. The top floor has been recently extended to create an expansive principal bedroom suite, featuring a luxurious bathroom, built-in storage, and stunning views over the surrounding area. The eaves of the loft also provide additional storage space, ensuring plenty of room for all your belongings. For additional storage, the property also includes a cellar and three storeys of built-in storage, accessed from both the front and rear of the house—offering excellent functionality and ample space for a growing family. Situated on the sought-after Queen Elizabeth's Walk, this property enjoys a prime location just moments from Clissold Park, a delightful green space offering playgrounds, tennis courts, a café, and even a working farm, all within walking distance. The area is perfect for those who appreciate outdoor space, with the park providing a peaceful escape just steps away from home. The vibrant heart of Stoke Newington is nearby, known for its eclectic mix of independent shops, cafés, pubs, and restaurants. Whether you're looking to enjoy a relaxing brunch at one of the local cafés or explore the area's boutique shops, Stoke Newington offers an array of exciting options. The property is also well-positioned for excellent local transport links, with Stoke Newington Station providing direct access to the City and beyond, making commuting a breeze. The property is within easy reach of several highly-regarded schools, making it an ideal choice for families, while the surrounding area is full of local amenities including supermarkets, gyms, and more. The combination of green space, local amenities, and a welcoming community make Queen Elizabeth's Walk and the surrounding area an excellent place to call home. This stunning six-bedroom Victorian house offers a blend of period charm, modern functionality, and an enviable location, making it the perfect family home. With a 75' rear garden, garden studio, and proximity to both Clissold Park and Stoke Newington, it provides a truly unique and convenient living experience.

Tenure: Freehold

Local Authority: London Borough of Hackney

Council Tax Band: F

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QUEEN ELIZABETHS WALK, N16

APPROXIMATE GROSS INTERNAL AREA

CELLAR = 132 SQ FT / 12.3 SQ M

GROUND FLOOR = 875 SQ FT / 81.3 SQ M

FIRST FLOOR = 868 SQ FT / 80.6 SQ M

SECOND FLOOR = 628 SQ FT / 58.3 SQ M

THIRD FLOOR = 347 SQ FT / 32.2 SQ M

(EXCLUDING REDUCED HEADROOM)

REDUCED HEADROOM / EAVES STORAGE / OVERHEAD STORAGE = 172 SQ FT / 16.0 SQ M

STUDIO = 207 SQ FT / 19.3 SQ M

TOTAL = 3229 SQ FT / 300.0 SQ M



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. (ID1262151)

