

# HUNTERS®

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**Carysfort Road, London, N16**

**Asking Price £1,575,000**

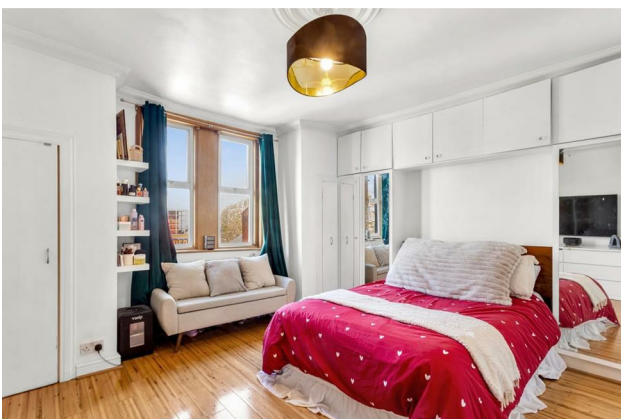
**Property Images**



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TOTAL FLOOR AREA: 1854sq.ft. (172.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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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## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	69
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Mid Terrace Beds: 5 Bathrooms: 2 Receptions: 1  
 Tenure: Freehold

Offered to the market chain free is this substantial five bedroom Victorian family home, extending to approximately 1,850 sq ft and arranged over multiple floors, with well balanced accommodation including a double reception room, a spacious kitchen diner and a private patio garden. The property is presented in good condition throughout and retains a number of attractive period features, including high ceilings, large sash windows and a feature fireplace, creating a bright and airy feel across the home.

The ground floor comprises a generous double reception room with excellent proportions and natural light, leading through to a well appointed kitchen diner to the rear, providing ample space for both dining and everyday family living, with direct access onto the patio garden, along with a ground floor bathroom located off this space. The first floor offers a particularly impressive principal bedroom spanning the full width of the property with a bay window, in addition to a further double bedroom, a family bathroom and an additional bedroom. The second floor comprises two further double bedrooms, providing flexible accommodation for growing families or those working from home.

Further benefits include useful loft storage and a cellar, offering excellent additional storage space. Carysfort Road is a highly regarded residential street located within easy reach of Stoke Newington Church Street, offering a wide range of independent shops, cafés and restaurants, along with green spaces such as Clissold Park. Excellent transport links are available via Rectory Road and Stoke Newington stations, providing swift access into the City and Central London.