



## STOKE NEWINGTON COMMON, STOKE NEWINGTON

### Offers In Excess Of £1,650,000 Freehold

### 5 Bed House - Mid Terrace



#### Features:

- Five Bedroom House
- Victorian
- Arranged Over Four Floors
- Mature Private Garden
- Circa 2000 sq.ft
- Beautifully Presented Throughout
- Moments Away from Stoke Newington and Rectory Road Station

This handsomely timeless five-bedroom Victorian home unfolds across four floors, offering almost 2,000 square feet of thoughtfully arranged living space in an incredibly sought-after Stoke Newington location. Blending elegant period charm with pristine finishes, highlights include two reception areas, two bathrooms and a sociable kitchen/diner that opens out to a mature and very private garden. Perfectly positioned overlooking the Common and just moments from Stoke Newington and Rectory Road stations, you're ideally placed to enjoy a vibrant mix of independent stores, eateries and green spaces, alongside excellent transport links into the City and beyond.

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**IF YOU LIVED HERE...**

Step inside and you'll find a beautifully classic home where period charm and contemporary style sit effortlessly side by side, unfolding across four thoughtfully arranged floors.

The living spaces are wonderfully versatile, with generous proportions and an abundance of natural light throughout. Elegant detailing and pristine decor enhance the sense of character, while the layout offers plenty of flexibility for relaxing, entertaining or working from home.

To the rear, the kitchen and dining space forms a sociable heart of the home, with high-quality fittings and charming features such as the dual ovens set within a chimney alcove, the Carrera marble worktops and bespoke Naked Kitchen units. The basement level is particularly versatile, offering potential for a self-contained living area with a bedroom, bathroom and additional reception space.

Outside, the mature private garden provides a peaceful, leafy retreat, with a secluded, almost enchanted feel.

Across the upper floors, four well-proportioned bedrooms continue the considered finish, complemented by a modern bathroom. Each level has been

carefully considered to make the most of the home's impressive footprint of almost 2,000 square feet.

You're perfectly placed to enjoy the very best of Stoke Newington's buzzy yet classy scene. Stoke Newington High Street and Church Street are both within easy reach, offering an excellent mix of independent coffee shops, pubs and everyday essentials.

Local favourites include 215 Hackney for great coffee, while pubs such as The Coach & Horses, The Axe and The White Hart provide plenty of choice for fun evenings.

**WHAT ELSE?**

- Excellent bus connections runs close by along Stoke Newington High Street, providing quick and convenient routes into the City, the West End and beyond, making commuting and getting around London refreshingly straightforward.
- There's a great choice of well-regarded local schools in the area, including the highly sought-after William Patten and Jubilee primaries nearby, adding to the neighbourhood's strong appeal for families.
- Fitness options are plentiful, with nearby facilities such as Instagym and Clissold Leisure Centre, as well as plenty of green space close at hand for running, walking or outdoor workouts.



**A WORD FROM THE OWNER**

"This has been a much-loved family home – our eldest was a baby when we moved in and now they are all flying the nest. The house has an amazing ability to be a cozy home for immediate family and yet over the years has been the stage for so many celebratory parties and teens hanging out in the basement 'man cave'. Things I love most: lying in bed gazing at the plane trees opposite; the light throughout the house; eating breakfast in full sun with the open garden view (no houses opposite either at the front or back); pottering in the garden. Garden highlights include the Judas tree with its bright pink spring blossom, three different silver birch trees with their gleaming white trunks, the Persian Ironwood with its buttery yellow autumn leaves, the white Wisteria that fills the house with scent for weeks and the many, many scented roses. I will miss walking the dog in Abney Cemetery, especially when surrounded by clouds of cow parsley in spring, or on the wide-open spaces of the Marshes. Favourite local coffee places include the Yellow Warbler and Bake Street, while Sodo in Clapton is a family favourite with a great atmosphere and delicious pizzas. Landis at the end of the road is officially the coolest corner shop in Britain. Yes, really, according to write-ups in The Face and national newspapers, thanks to the welcoming vibe and Anju's delicious homemade curries.

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**Reception Room**  
12'9" x 17'9"

**Kitchen/Diner**  
10'8" x 17'4"

**Utility Room**  
5'4" x 6'5"

**Bathroom**  
5'6" x 6'0"

**Bedroom**  
11'1" x 12'4"

**Bedroom**  
17'1" x 13'5"

**Bedroom**  
11'1" x 12'5"



**Bedroom**  
17'1" x 13'6"

**Basement TV Room**  
13'10" x 11'9"

**Storage**

**Basement Bedroom**  
10'3" x 17'0"

**Basement Shower Room**  
5'5" x 8'4"

**Garden**  
62'4"



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