



Castlewood Road , London, N16 6DW

- Freehold
- Double reception room
- Private garden
- Close to River Lea
- Four bedrooms
- Kitchen/Diner
- Balcony
- Close to Springfield Park

Asking Price £1,750,000



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DESCRIPTION

Available to view by appointment only, this substantial four bedroom Victorian house offers approximately 1,957 sq. ft. (181.8 sq. m) of internal accommodation, arranged over four floors and set on a sought-after residential street. The property retains a wealth of original character, including high ceilings, ornate cornicing, fireplaces and generous proportions throughout, whilst offering excellent scope for a purchaser to tailor to their own taste.

The raised ground floor comprises a bright double reception room with large sash windows and bay window outlook, leading through to a conservatory overlooking the garden. Additionally, there is with a separate WC also located on this level.

On the lower ground floor is a spacious kitchen dining room with direct access to a private rear garden extending to approximately 40 ft, along with an additional room and bathroom, making this level ideal for flexible living, guest accommodation or a home office.

The first floor provides two well-proportioned double bedrooms and a family bathroom, with the principal bedroom spanning the full width of the property into the bay window, while the second floor offers two further bedrooms, including an impressive top floor room with excellent natural light and access to a private balcony with far-reaching views. The property further benefits from solar panels on the roof.

Castlewood Road is a quiet residential street located within easy reach of Stoke Newington and the River Lea and the beautiful Walthamstow Marshes. Excellent transport links serve through Stamford Hill Station (National Rail), Seven Sisters Station (National Rail & Victoria Line) and a variety of bus routes to The City and West End are also available.

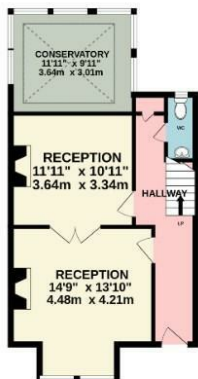




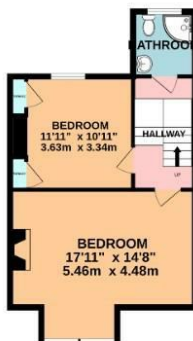
BASEMENT
561 sq ft. (52.1 sq.m.) approx.



RAISED GROUND FLOOR
543 sq ft. (50.3 sq.m.) approx.



FIRST FLOOR
450 sq ft. (41.9 sq.m.) approx.



SECOND FLOOR
404 sq ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1957 sq.ft. (181.8 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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Viewings

Please contact StokeNewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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