



## STOKE NEWINGTON CHURCH STREET

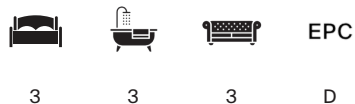
Stoke Newington NI6



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# A HANDSOME GEORGIAN HOUSE LOCATED IN N16.

Set in the heart of Stoke Newington's vibrant Church Street, this impressive Georgian home offers a rare blend of generous living space, period elegance, and modern flexibility.



Local Authority: London Borough of Hackney

Council Tax band: G

Tenure: Freehold

Offers in excess: £3,000,000



Spanning approximately 3,111 sq ft, the property is arranged over four floors and includes a self-contained annex apartment.

The ground floor features a warm and inviting reception room with high ceilings, sash windows, and a beautiful original fireplace. A separate dining room provides the ideal space for entertaining, with classic detailing and period charm throughout. The lower ground floor houses a spacious kitchen with rustic wooden beams and bespoke cabinetry, alongside another dining area, gym space, and vaulted storage rooms.





On the upper floors, the main house offers three well-proportioned double bedrooms, including a full-floor principal suite and a luxurious family bathroom. The top floor contains two additional bedrooms, with excellent flexibility for a home office.

To the rear, the large private garden stretches 60 ft and includes a versatile summer house—ideal as a studio, home office, or entertaining space. The space doubles up as a self-contained annex apartment with its own entrance, bedroom, and en suite, making it a superb option for guests, extended family, or potential rental.

Original sash windows, high ceilings, exposed wooden beams, and working fireplaces are found throughout the property, retaining the charm and elegance of its Victorian heritage. Every room has been thoughtfully maintained and sympathetically updated to provide a comfortable and stylish family home.



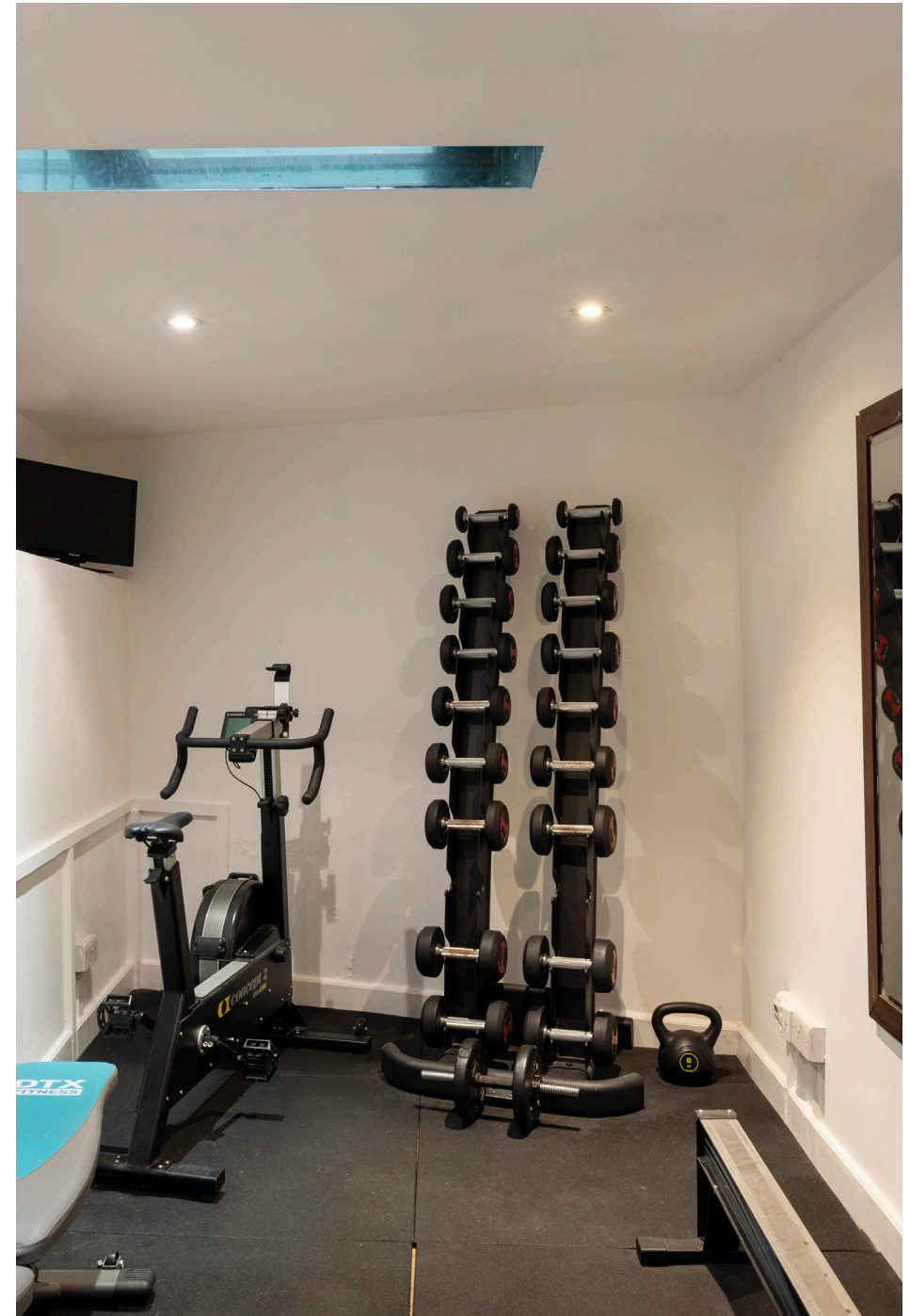
## LOCATION

Stoke Newington Church Street offers the best of village living with the energy of the city on your doorstep. This sought-after location is known for its vibrant mix of independent shops, cafés, pubs, and restaurants, all within close proximity of your front door.

The property is just moments from the open green spaces of Clissold Park, offering scenic walks, a café, tennis courts, and a small animal enclosure—ideal for families and outdoor enthusiasts.

For families, the area is renowned for its excellent local schools, both state and independent, including Grazebrook Primary, William Patten, and Stoke Newington School.

Transport links are superb, with Stoke Newington Overground Station a short distance away, offering direct access to Liverpool Street in under 20 minutes. Canonbury Station and a wide range of local bus routes also provide swift connections across London, including routes to the City, Angel, and West End.









(Including Vaults / Summer House)  
 Approximate Gross Internal Area = 289.1 sq m / 3111 sq ft

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. (ID767266)



We would be delighted  
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