



KYNASTON ROAD
LONDON, N16

GRANT J BATES
— PROPERTY —



15 51

I AM LISTENING
BUT YOU DON'T HAVE TO

A beautifully extended Victorian home in Stoke Newington, across four exceptional floors

GJB

Kynaston Road, London, N16

Freehold

- 1825 Sq Ft
- Five Beds
- Two Baths
- Two Large Living areas
- Rear and side extension
- Turn-Key Condition
- Victorian Terraced
- Private Garden
- Chain Free
- Prime N16 Location

James Davidson

Senior Broker

07534 205636

james@grantjbates.com

Ellie Johnson

Broker

07983 869 987

ellie@grantjbates.com



Description

A strikingly extended Victorian terraced house transformed across four floors into a sophisticated, move-in ready family home, offering nearly 1,800 sq ft of thoughtfully designed accommodation.

At the heart of the property is the rear kitchen extension, an impressive space featuring shaker-style cabinetry with copper hardware, a substantial quartz-topped island, exposed London stock brick, oak flooring and a full-width rooflight that floods the room with natural light. A breakfast bar and generous dining area complete a space perfectly suited to everyday living and entertaining.

The ground floor reception room is bright, well proportioned and equally suited as a formal sitting room or relaxed family room. On the lower ground floor, a full basement excavation has created a substantial additional room — exceptional for a house of this type — ideal as a media room, playroom or home office, complemented by a dedicated utility cupboard.

The first floor offers two well-proportioned bedrooms and an additional room ideal as a study or nursery, served by the family bathroom. The second-floor loft conversion provides two further bedrooms, including the principal suite with en-suite.

Outside, the decked rear garden has been thoughtfully landscaped with a built-in timber-clad seating nook and a substantial storage outbuilding.

Kynaston Road is moments from Clissold Park and the independent restaurants and boutiques of Stoke Newington Church Street. Grazebrook Primary and Stoke Newington School are within catchment, while Canonbury and Dalston Overground stations provide swift connections to the City.

Additional Information

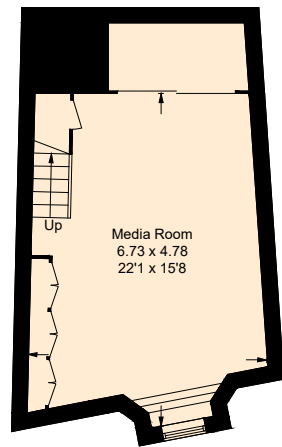
Local Authority: Hackney

Council Tax Band: E

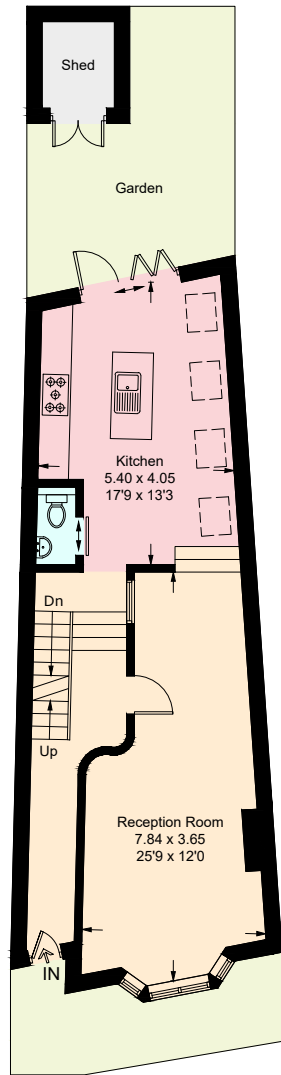
EPC Rating: C



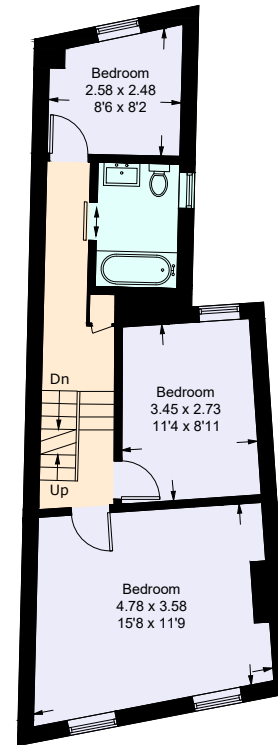




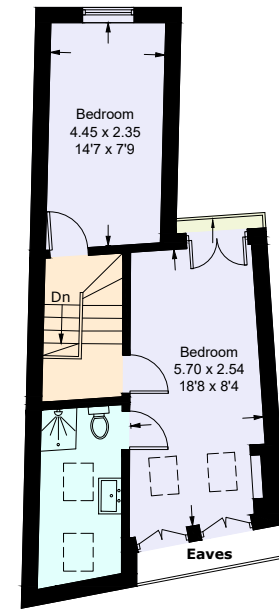
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Kynaston Road

Approximate Gross Internal Area = 167.1 sq m / 1798.7 sq ft, Shed = 2.5 sq m / 26.9 sq ft, Total = 169.6 sq m / 1825.6 sq ft (Excluding Eaves)

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.