



Grayling Road, , London, N16 0BT

Asking Price £2,000,000



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DESCRIPTION

Offered to the market chain free, this beautifully refurbished and exceptionally well-presented five bedroom Victorian family home is arranged over multiple levels and offers generous, versatile accommodation extending to approximately 2,318 sq ft (215 sq m), finished to a high standard throughout and ideal for both family life and entertaining.

The lower ground floor provides a superb sense of space, centred around a stylish open-plan kitchen and dining room that forms the heart of the home. The kitchen features contemporary cabinetry, integrated appliances and ample workspace, flowing seamlessly into the dining area which comfortably accommodates a large table and benefits from excellent natural light. To the rear, a separate utility room / pantry provides extensive storage and laundry facilities.

The raised ground floor offers two well-proportioned reception rooms, both flexible in use as formal living spaces, a home office, snug or playroom, along with a modern family bathroom. These rooms retain excellent proportions while being finished in a clean, contemporary style.

The upper floors provide five bedrooms arranged over two levels. The principal bedroom suite benefits from a dedicated dressing area and a sleek en-suite bathroom, creating a calm and private retreat. The remaining bedrooms are all well sized and served by two further modern bathrooms finished with contemporary tiling and fittings.

To the rear, the property enjoys a private garden, providing excellent outdoor space for entertaining or family use.

Grayling Road is a quiet, residential street ideally positioned just moments from the vibrant independent shops, cafés and restaurants of Stoke Newington Church Street, as well as the open green spaces of Clissold Park. Excellent transport links are nearby, including Stoke Newington Station (Overground) and a range of bus routes providing easy access into The City and the West End.





