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HERE TO GET *you* THERE

Windus Walk, London, N16

Asking Price £1,300,000

Property Images



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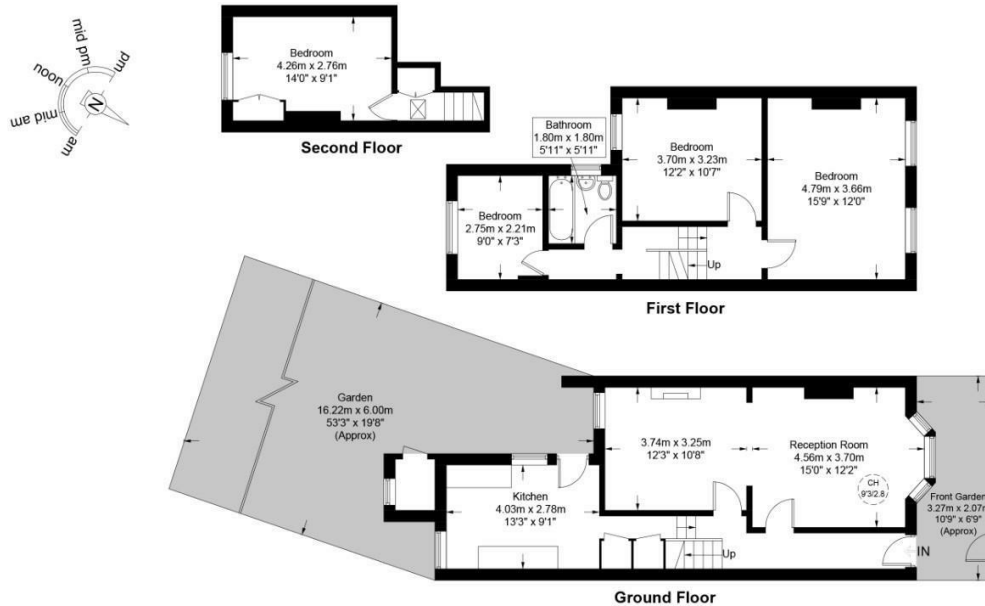
Property Images



Floorplan

Windus Walk, N16

Approximate Gross Internal Area = 1215 sq ft / 112.9 sq m
(Excluding External Cupboard)



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

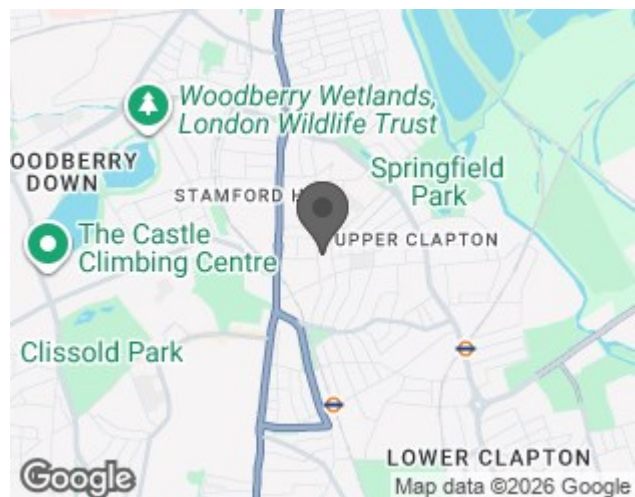


Certified
Property
Measurer

EPC

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	

Map



Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Offered to the market chain free is this substantial four-bedroom Victorian semi-detached home, extending to approximately 1,215 sq ft (112.9 sq m) and offering an excellent opportunity for buyers seeking a property to modernise and create a superb family home. Occupying a generous plot with a large private rear garden, the property is offered freehold and retains a wealth of period character throughout.

The accommodation is arranged over three floors and comprises an entrance hallway leading to two generous reception rooms, with a separate kitchen to the rear providing direct access to the garden. The first floor offers three bedrooms together with a family bathroom, whilst the second floor provides a further double bedroom.

Although requiring modernisation throughout, the property offers enormous scope for refurbishment and improvement, allowing an incoming purchaser to restore and enhance this attractive Victorian home to their own specification.

Externally, the property benefits from a generous private rear garden extending to approximately 53ft, providing excellent outdoor space with plenty of potential for landscaping or extension, subject to the usual planning consents.

Windus Walk is a quiet residential turning ideally positioned moments from Stoke Newington Station and within easy reach of the excellent amenities of Stoke Newington High Street and the ever-popular Church Street, offering an excellent selection of independent cafés, restaurants, bars and boutique shops. The wide open spaces of Springfield Park, Clissold Park and the Woodberry Wetlands Nature Reserve are all within easy reach. Transport links are excellent, with Stoke Newington and Rectory Road Overground stations nearby, together with numerous bus routes providing convenient access into The City, Liverpool Street and the West End.

Features

- Chain free
- Freehold Victorian semi-detached house
- Approximately 1,215 sq ft (112.9 sq m)
- Four bedrooms
- Two reception rooms
- Separate kitchen with direct access to the rear garden
- Large private rear garden of approximately 53ft
- Potential to extend (subject to necessary consents)
- Close to local amenities
- Close to transport links