

Palatine Road, London, N16 8SY

A charming, double fronted late Victorian family house with much character and south facing garden located on this popular residential road running west from Stoke Newington High Street to Butterfield Green.

julianreid.co.uk

Guide Price £1,300,000
Freehold

- **3/4 bedrooms**
- **Council Tax Band: E**
- **EPC Rating: B**
- **South facing garden**
- **Characterful accommodation**

A beautiful, late Victorian double fronted family house, well maintained, offering much charm and character. Accommodation arranged over two floors just short of 1500 square feet. There are three double bedrooms on the first floor with a large family bathroom. To the ground floor there is a large reception room, a study/4th bedroom, shower/utility room and separate WC. A well-fitted kitchen with space for a dining table opens onto a dual aspect conservatory, which in turn leads onto the garden.

The established, south facing L shaped garden provides a sunny, tranquil area. There is a large cellar offering excellent storage space plus a sizeable attic. The house also benefits from solar panels and double glazing all round.

Palatine Road is found off Stoke Newington Road, with an excellent selection of shops, bars and restaurants in close walking distance toward Stoke Newington Church Street, Clissold Park, Dalston and Newington Green. Regular bus and rail services are all within easy reach, making the expanse of London easily accessible.



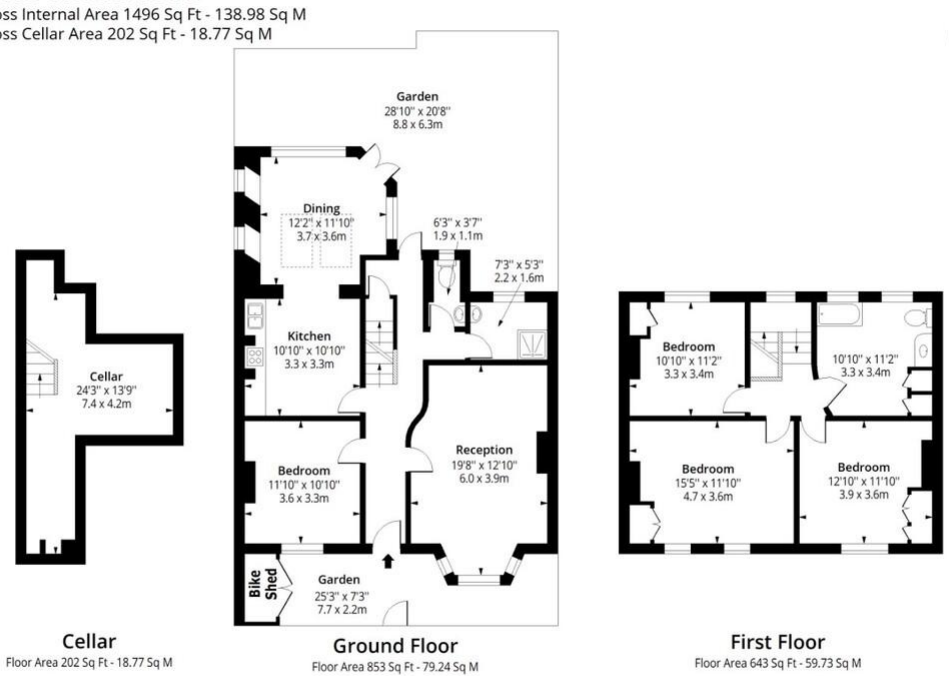


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Approx. Gross Internal Area 1496 Sq Ft - 138.98 Sq M
Approx. Gross Cellar Area 202 Sq Ft - 18.77 Sq M



Cellar
Floor Area 202 Sq Ft - 18.77 Sq M

Ground Floor
Floor Area 853 Sq Ft - 79.24 Sq M

First Floor
Floor Area 643 Sq Ft - 59.73 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 30/10/2026

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