






## NEVILL ROAD

London N16



# A HOUSE IN THE HEART OF STOKE NEWINGTON, N16.

Set in the heart of Stoke Newington, this impressive four-bedroom family home spans approximately 1,660 sq ft and is arranged over three well-proportioned floors, offering flexible living space ideal for family life.

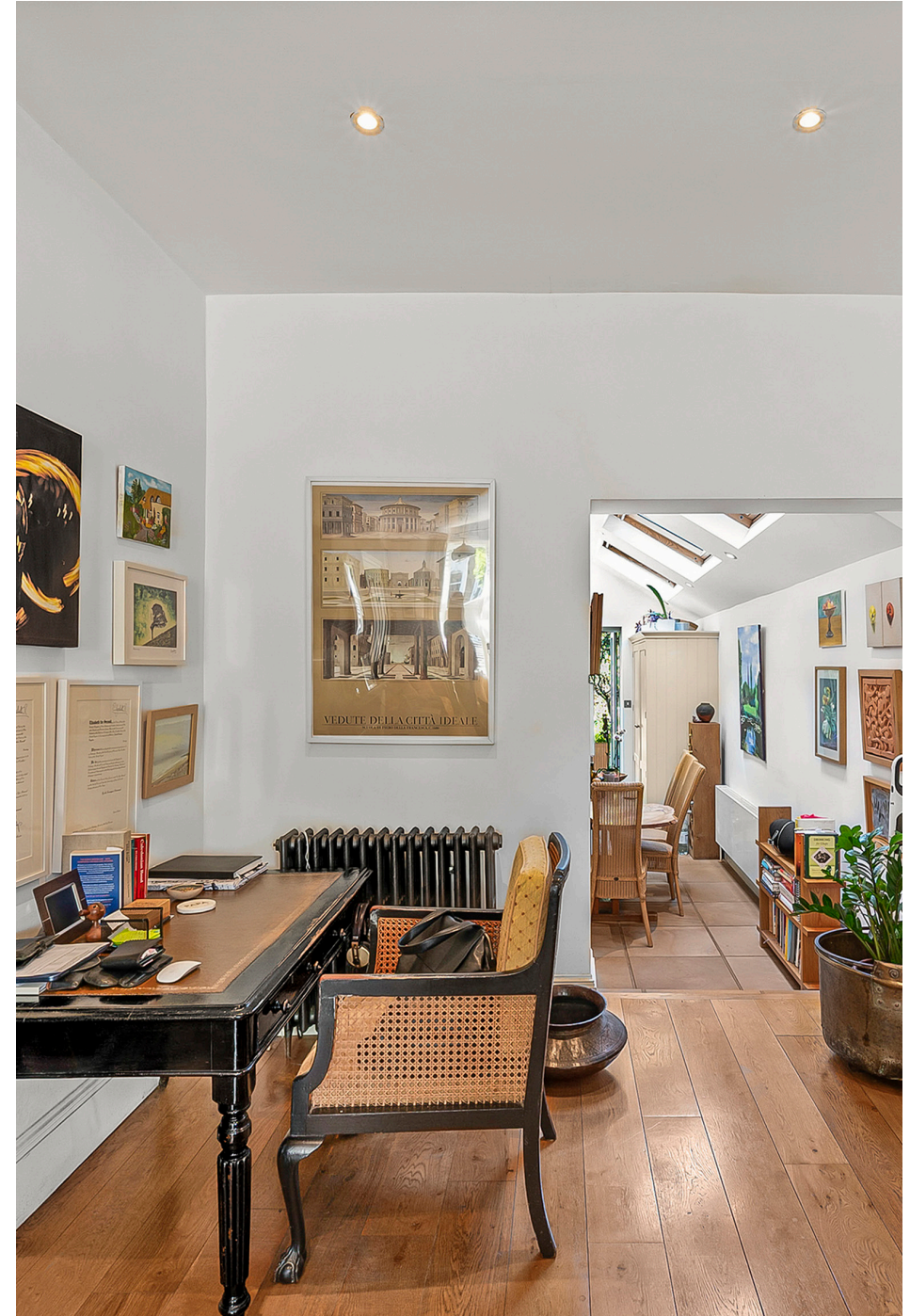
			EPC
4	2	2	TBC

Local Authority: London Borough of Hackney

Council Tax band: E

Tenure: Freehold

**Guide Price: £1,750,000**



The ground floor features a generous double reception room, showcasing an original bay with sash windows and fireplace. From here, the space flows seamlessly into a bright and expansive kitchen and dining area, enhanced by a side return extension that creates an excellent setting. Floor-to-ceiling, wall-to-wall sliding doors open directly onto a private patio garden, effortlessly blending indoor and outdoor space. On the first floor, there are three well-sized bedrooms along with a bathroom fitted with a walk-in shower. The top floor is dedicated to the principal bedroom suite, featuring a spacious bedroom and a large, separate bathroom. Ideally located close to Stoke Newington's vibrant shops, cafés, green spaces and excellent transport links, this is a beautifully balanced family home combining character, space and contemporary living.

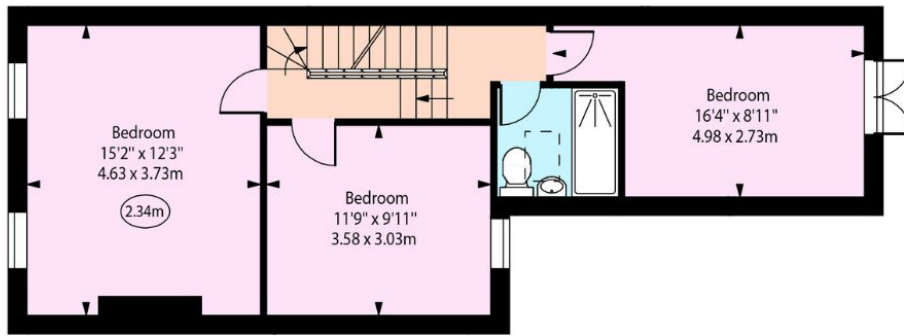
Nevill road is located on a residential street in Stoke Newington. Just 0.6 miles from the house is Rectory road overground, with links directly to Liverpool Street.

Stoke Newington Church Street is just 200 meters from the house - the shopping and culinary hub of Stoke Newington.

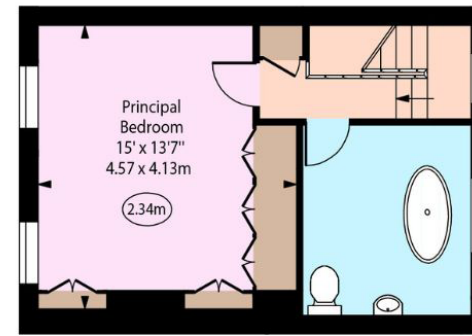




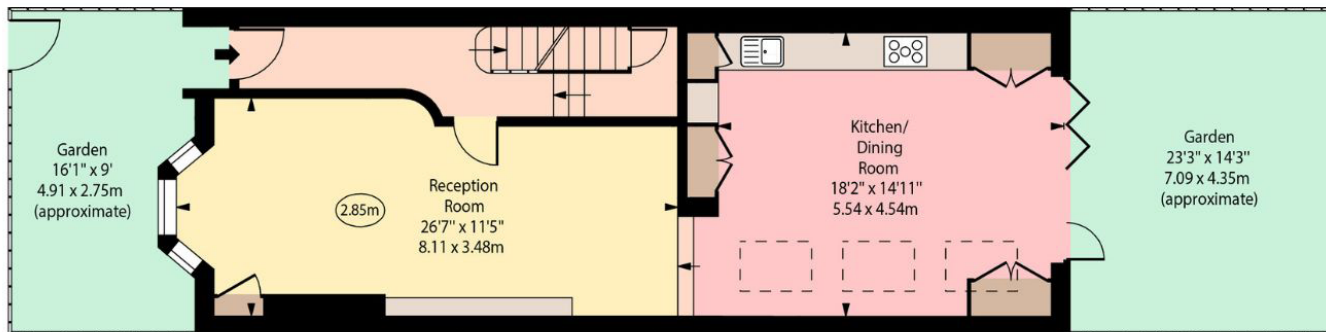
○ - Ceiling Height



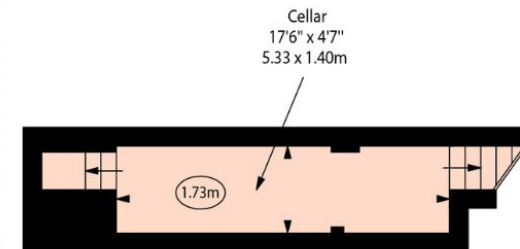
First Floor



Second Floor



Ground Floor



Cellar

(Including Cellar)  
Approximate Gross Internal Area = 154.21 sq m / 1660 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  
to tell you more.

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