



KERSLEY ROAD
LONDON, N16

GRANT J BATES
— PROPERTY —



A meticulously renovated Victorian house, in the heart of Stoke Newington

GJB

Kersley Road, London, N16

Freehold

- 4 Bedrooms
- 3.5 Bathrooms
- Excellent Condition Throughout
- Bespoke Kitchen
- Falcon Range, Fisher Fridge
- Loud Architects Extension
- Restored Marble Fireplace
- Double-Glazed Sash Windows
- Landscaped Garden
- William Patten Catchment

James Davidson

Senior Broker

07534 205636

james@grantjbates.com

Ellie Johnson

Broker

07983 869 987

ellie@grantjbates.com



Description

Built circa 1890 and taken back to brick, this four-bedroom Victorian terraced home was comprehensively renovated in 2018 under the direction of Loud Architects, their vision, a sympathetic renovation in keeping with the area, brought to modern standards for a family of four.

The reception room retains its original fireplace, restored with a period-correct marble surround, ornate cornicing and Havwoods wooden floors. To the rear, a full side return and rear extension has created a kitchen and dining space of exceptional quality. The bespoke handmade kitchen by Handmade Kitchens of Christchurch features stone worktops, Mandarin Stone tiling, a Falcon double oven range and Fisher & Paykel fridge, with furniture from DeVol. Roof lanterns draw north light through the heart of the house; full-width crittall-style doors face east, morning sun, cooler shade by afternoon. Exterior cladding is Shou Sugi Ban charred wood.

Four bedrooms across two upper floors.

The principal spans the full width with bespoke fitted wardrobes and a Mandarin Stone marble bathroom, freestanding bath, double vanity, walk-in shower. Two further doubles on the top floor with rooftop views. Electrics, plumbing and fibre optic cabling fully replaced in 2018. Cellar dug to full head height and tanked.

The rear garden was designed by Sally Coulthard, is east-facing, and planted for calm.

Kersley Road sits one street back from Church Street, close enough to walk everywhere, quiet enough to feel removed from it. William Patten (Outstanding, Ofsted) is 250 metres away; Stoke Newington Overground around 500 metres. Abney Park at the top of the road, Clissold Park beyond. The Little Wine Shop, Whole Foods, the Saturday farmer's market, Calong and AUN all on foot.

Additional Information

Local Authority: Hackney

Council Tax Band: E

EPC Rating: D







Kersley Road

Total Internal Area = 173.0 sq m / 1862 sq ft

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.