

West Bank, , London, N16 5DF

- Chain free
- Two reception rooms
- Large West facing garden
- Over 2,360 sq. ft. (219 sqm.) of internal accommodation
- Close to local schools
- Five bedroom period house
- Two bathrooms
- Side access
- Period features
- Close to Clissold Park & Woodberry Wetlands

Offers In Excess Of £1,600,000



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DESCRIPTION

This peaceful, five bedroom home, with its glorious west-facing mature garden, retains a host of grand, original features, and offers 2,362 sq. ft. (219 sq. m.) of beautifully proportioned, versatile, family living, bathed in natural light.

This rare property offers an ornate hallway with original tiles and cornicing, a reception room to the front with working fireplace, second reception/dining room to the rear with double doors leading out to the garden, and a kitchen with further access to the 45 ft (14m) garden.

The first floor has a huge master bedroom, with a beautiful, east facing balcony, a double guest bedroom to the rear, and a spacious family bathroom.

On the second floor, there is a double bedroom with built-in storage, and on the third floor there are a further two double guest bedrooms and shower room, with access to ample storage space in the loft area. The property further benefits from an unusually large cellar accessed via stairs in the hallway, side access to the property and front garden.

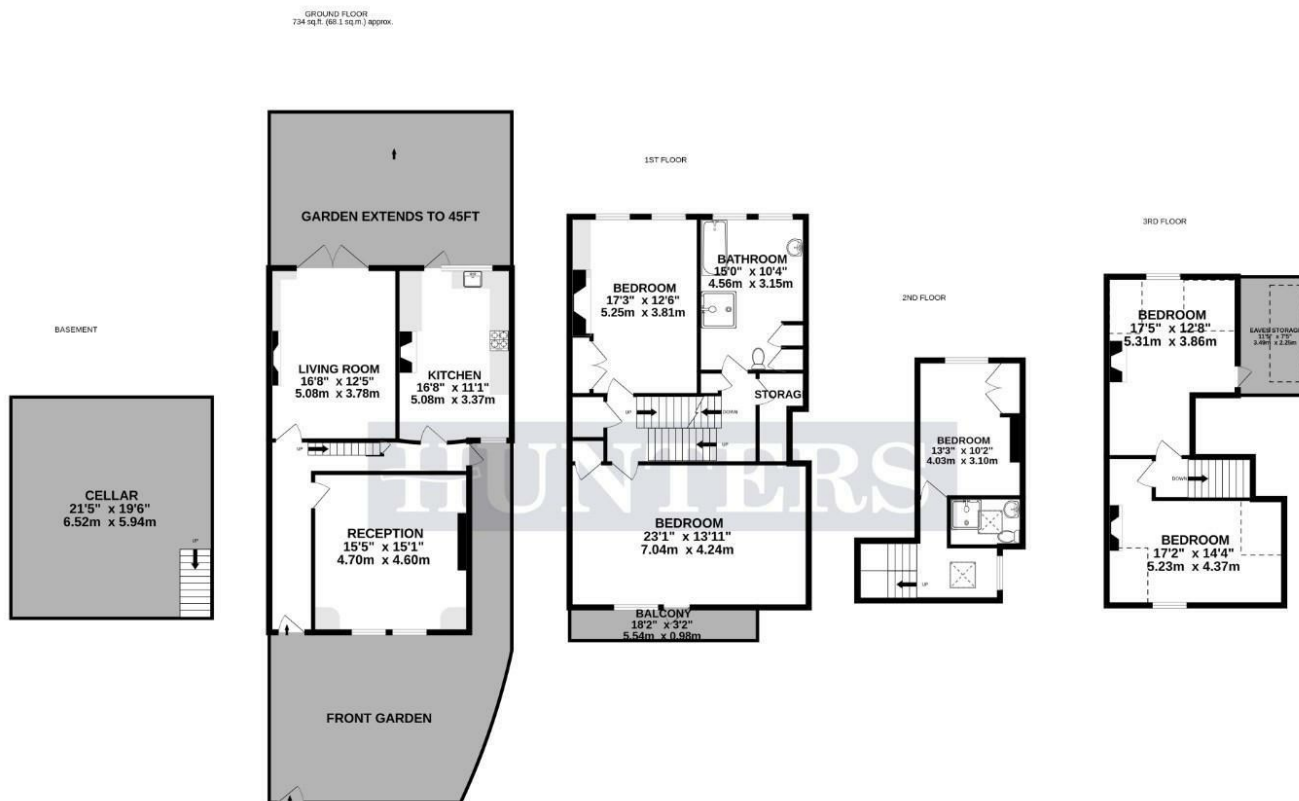
With the potential to extend (subject to all the necessary consents), it is within easy walking distance of the many bars and restaurants of Stoke Newington, and a short walk from Woodberry Wetlands and Clissold Park.

Transport links include Stamford Hill station (Overground), Manor House station (Piccadilly line), Seven Sisters Station (Overground & Victoria Line) and a wide variety of bus routes.

A message from the seller: "We loved this house the moment we saw it twenty years ago, but now we're moving away from London and it's going to be so difficult leaving it! When we first saw it we couldn't believe it - so beautiful, and just packed full of character and history. It's been a privilege living here and it's a wonderful place for a home office too. The area itself has been a revelation - quiet, safe, green, and with lovely, peaceful neighbours. The transport links are amazing. We can get from our front door to the Victoria line in less than ten mins!"







TOTAL FLOOR AREA : 2362sq.ft. (219.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewings

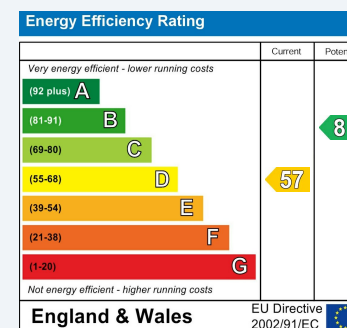
Please contact hunters.stokenewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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