



Grayling Road, , London, N16 0BT

Asking Price £2,300,000



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DESCRIPTION

Offered to the market chain free, this beautifully refurbished and exceptionally well-presented five bedroom Victorian family home is arranged over multiple levels and offers generous, versatile accommodation extending to approximately 2,318 sq ft (215 sq m), finished to a high standard throughout and ideal for both family life and entertaining.

The lower ground floor provides a superb sense of space, centred around a stylish open-plan kitchen and dining room that forms the heart of the home. The kitchen features contemporary cabinetry, integrated appliances and ample workspace, flowing seamlessly into the dining area which comfortably accommodates a large table and benefits from excellent natural light. To the rear, a separate utility room / pantry provides extensive storage and laundry facilities.

The raised ground floor offers two well-proportioned reception rooms, both flexible in use as formal living spaces, a home office, snug or playroom, along with a modern family bathroom. These rooms retain excellent proportions while being finished in a clean, contemporary style.

The upper floors provide five bedrooms arranged over two levels. The principal bedroom suite benefits from a dedicated dressing area and a sleek en-suite bathroom, creating a calm and private retreat. The remaining bedrooms are all well sized and served by two further modern bathrooms finished with contemporary tiling and fittings.

To the rear, the property enjoys a private garden, providing excellent outdoor space for entertaining or family use.

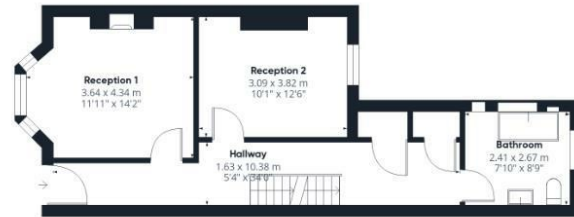
Grayling Road is a quiet, residential street ideally positioned just moments from the vibrant independent shops, cafés and restaurants of Stoke Newington Church Street, as well as the open green spaces of Clissold Park. Excellent transport links are nearby, including Stoke Newington Station (Overground) and a range of bus routes providing easy access into The City and the West End.



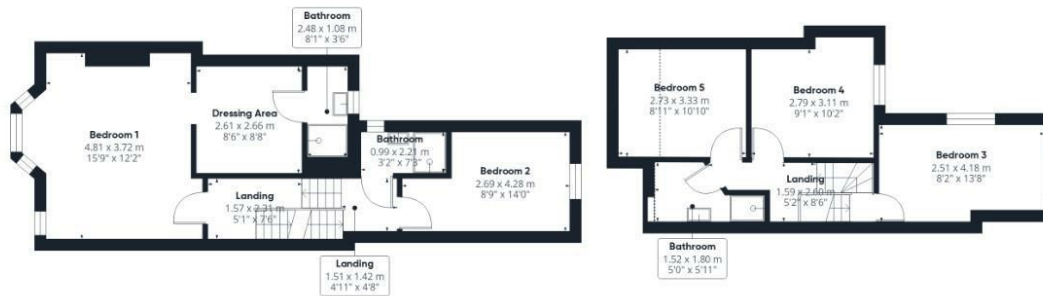




Floor 0



Floor 1



Floor 2



Floor 3

GLA⁽¹⁾215.42 m²2318.71 ft²

Total

215.42 m²2318.71 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom

Below 1.5 m/5 ft


Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		73	82
<p>England & Wales</p>		EU Directive 2002/91/EC	

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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