

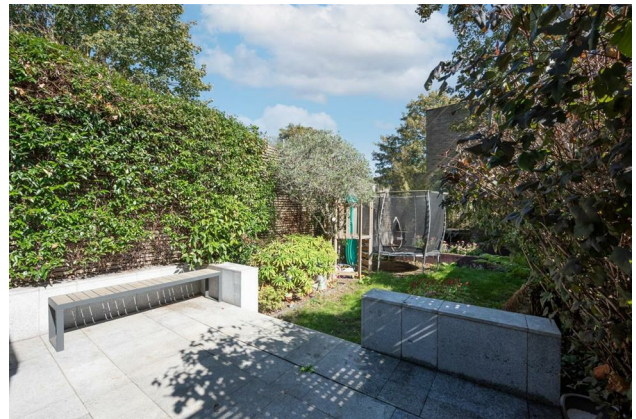
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Kyverdale Road, London, N16

Offers In Excess Of £1,000,000

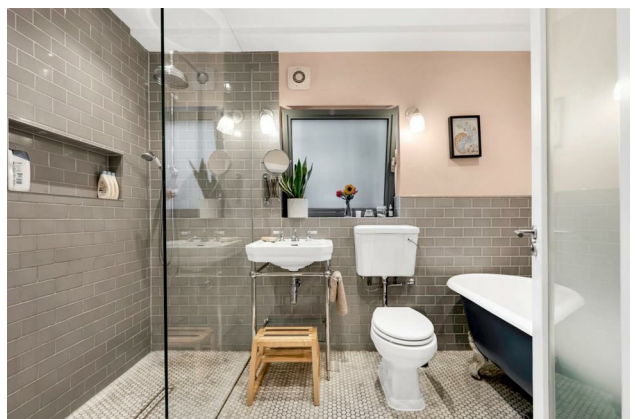
Property Images



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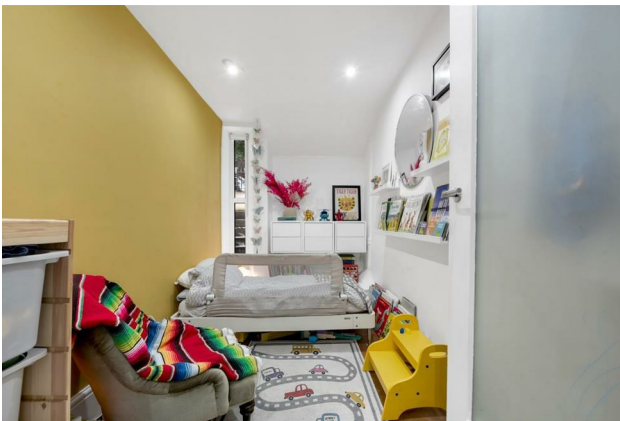
Property Images



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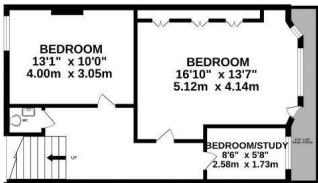
Property Images



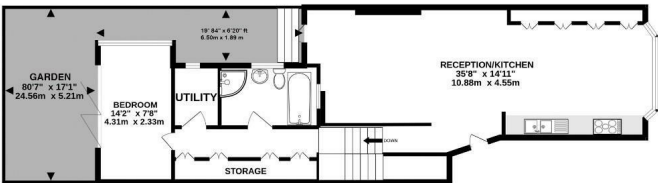
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LOWER GROUND LEVEL
518 sq.ft. (48.1 sq.m.) approx.



GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA: 1313 sq.ft. (122.0 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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EPC

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

Map



Details

Type: Maisonette Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

This beautifully presented split-level maisonette spans over 1,310 sq ft (122 sq m) and combines period character with contemporary design, complete with a generous private garden measuring approximately 80 ft (24.5 m) in length.

Occupying the raised and lower ground floors of an attractive Victorian terrace, the property has been thoughtfully extended and refurbished. The raised ground floor features a striking 35 ft open-plan kitchen and reception room with bespoke cabinetry, integrated appliances, a central island, and a large bay window at the front. Glazed doors at the rear open directly to the garden, creating a natural flow between inside and out.

On the lower ground floor, the principal bedroom enjoys a bay window and fitted storage, accompanied by two further double bedrooms — one currently used as an additional reception/playroom. A fourth bedroom/home office provides excellent flexibility for modern family living. The family bathroom is finished to an exceptional standard with a freestanding roll-top bath, walk-in shower, and underfloor heating, while a separate guest WC, large utility, and ample storage throughout add further practicality.

The private rear garden offers both a paved terrace and lawn, surrounded by mature planting that creates an inviting space for entertaining, relaxation, and play.

Kyverdale Road is a quiet residential street, moments from Church Street's eclectic mix of independent cafés, restaurants, and shops. Stoke Newington Overground and Rectory Road Stations are both within walking distance, alongside excellent bus routes with easy access to the City and West End.

Features

- Period Conversion • Private garden extending to 80 feet (24 m) • Split level • Three bedrooms • Home office • Modern bathroom • Open plan • Quiet street • Close to local parks • Close to transport links