



**Painsthorpe Road, London**

**Price £1,200,000**





# Painsthorpe Road, London

## DESCRIPTION

This exquisite three-bedroom Victorian house is perfectly located on one of Stoke Newington's most sought-after roads and is ideal for those looking to settle in the Stoke Newington area.

Available to view by appointment only the property comprises of a bay fronted double reception room with sash windows, as well as a beautiful, recently refurbished kitchen leading to a patio garden. The first floor consists of master bedroom, second bedroom and a modern bathroom, the property has been extended into the loft adding an additional guest bedroom and further a further home office/study room.

Painsthorpe Road is neatly situated in the heart of Stoke Newington and only moments away from the many bars, restaurants and coffee houses of Stoke Newington Church Street and a short walk from the wide-open spaces of the stunning Clissold Park and the tranquillity of Abney Park.

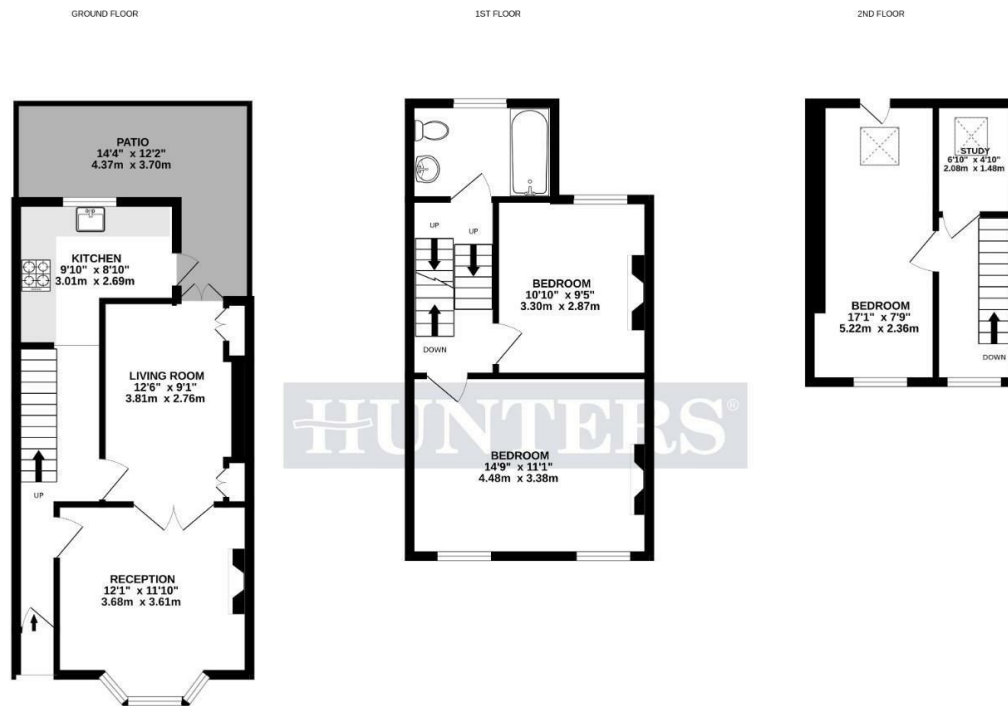
The property is also within close proximity of Grazebrook, William Patten and Betty Layward Primary schools. Transport links include Stoke Newington Station (Overground), and a wide variety of Bus routes into The City & West End.

- Freehold House
- Three Bedrooms
- Additional Home Office/Study Room
- Modern Bathroom
- Patio Garden
- Close to Church Street
- Close to Clissold Park
- Excellent Condition







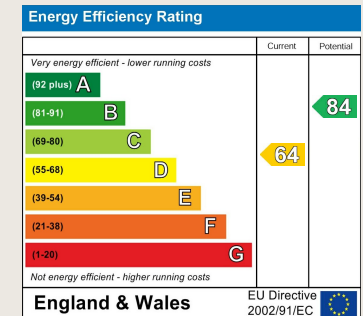


TOTAL FLOOR AREA : 1020sq.ft (94.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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## 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.

0207 2497 499

185 - 187 Church Street, Stoke Newington,  
London, N16 0UL

hunters.stokenewington@hunters.com