LOVE
LIVING



28 Clissold Crescent, London, N16 9BE

£950,000

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- Natural Oak engineered floors
- Designer kitchen with Carrara marble tops
- Efficient air source heat pump hot water cylinder
- Double glazed timber sash windows throughout
- Ten year Build-Zone warranty
- Private garden with powered studio room
- Two stylish bathrooms with Claybrook tiles and gun metal wall mounted taps
- Moments from Newington Green and Clissold park
- Short walk from Canonbury and Rectory Road station
- Share of freehold

The Home -

Set within a beautiful, newly converted Victorian House. This exquisite three-bedroom apartment is one of just six bespoke residences, carefully designed and impeccably finished by William Paul Architecture. The home comes with a ten year Build-Zone new home warranty and is perfectly positioned on Clissold Crescent, a peaceful and leafy street moments from Newington Green and Clissold Park. The apartment merges period charm with cutting-edge energy efficiency and high-spec contemporary design ideal for modern urban living. Inside, you'll find three double bedrooms, two sleek designer bathrooms and an open-plan kitchen/living/dining area bathed in southwest light, with views over the neighbourhood. There is a Soutwest facing balcony that leads down to the private garden, in the garden we have a fully powered garden room. Every detail has been considered: from natural oak engineered floors and Claybrook Studio tiles, to an air source heat pump system, Carrara marble countertops, and gunmetal tapware. The property also features double-glazed timber windows, aluminium-framed doors that create a bright and airy feel throughout.





The Indoors

The main living space features wide glass sliding doors that open onto a southwest-facing balcony, creating a gentle transition from indoors to the private garden below. Sunlight moves through the room from late morning onwards, reflected across the natural oak engineered flooring and the clean lines of the interior. The kitchen is arranged with everyday practicality in mind, fitted with a cooker, dishwasher, fridge freezer, and sensible storage. Carrara marble worktops, Claybrook Studio tiles, and gunmetal tapware add character without overwhelming the space. An efficient air source heat pump system supports the home's strong energy performance, keeping the environment comfortable through the seasons. Each of the three carpeted bedrooms can accommodate a double bed and full wardrobes. One of the rooms includes its own en-suite bathroom, complete with a walk-in shower and clean-lined fittings. Another bedroom works well as a study or dedicated workspace, offering privacy without feeling isolated.

Beyond the terrace, stairs lead to the private garden a sheltered outdoor space with room for seating, planting, and relaxation. At the far end is a fully powered garden room, ideal as a studio, office, or hobby space. Double glazed timber windows and aluminium-framed doors bring in generous light while keeping noise and heat loss to a minimum. The overall effect is a home shaped with care and clarity, offering comfort, practicality, and a distinctive sense of place.

The Outdoors

Stepping outside, the southwest-facing terrace leads down to a private garden, creating a rare pocket of outdoor space. At the far end of the garden sits a fully powered garden room (with a WC) an adaptable space that could serve as a studio, office, hobby room, or quiet retreat.



Loving The Location

Clissold Crescent is a quiet, residential street perfectly located within minutes of Stoke Newington, Clissold Park and Newington Green. At the heart of Newington Green is a four-way junction where Stoke Newington, Canonbury, Dalston and Green Lanes meet. Residents love Newington Green because of the close community and village atmosphere. Plenty of tree-lined residential streets just off the main thoroughfare lead to a plethora of fantastic cafes, bars and restaurants, some of the highlights include the ever popular Jolene, Yield wine bar and the lady Mildmay pub. If you like to eat, drink and be merry, you're in for a treat here, it's approach road are sprinkled with bustling cafés, lively, dog-friendly pubs, and popular independent shops. The fresh veg from Newington Green Fruit & Vegetables. The north-east London postcode is high in demand and is awash with creativity, boutique shops and the latest restaurants.

Church Street is full of artisan coffee shops and smart cafés every few yards including Caffeine London; The Good Egg; The Blue Legume; The Green Room and The Last Crumb Café. There is a wide choice of restaurants including Franco Manca chain pizzeria; Fanny's Kebabs, now with three branches; Spanish restaurant Black Pig with White Pearls; The Haberdashery for brunch and lunch; Yum Yum, a long-standing modern Thai restaurant in a fine Georgian house.

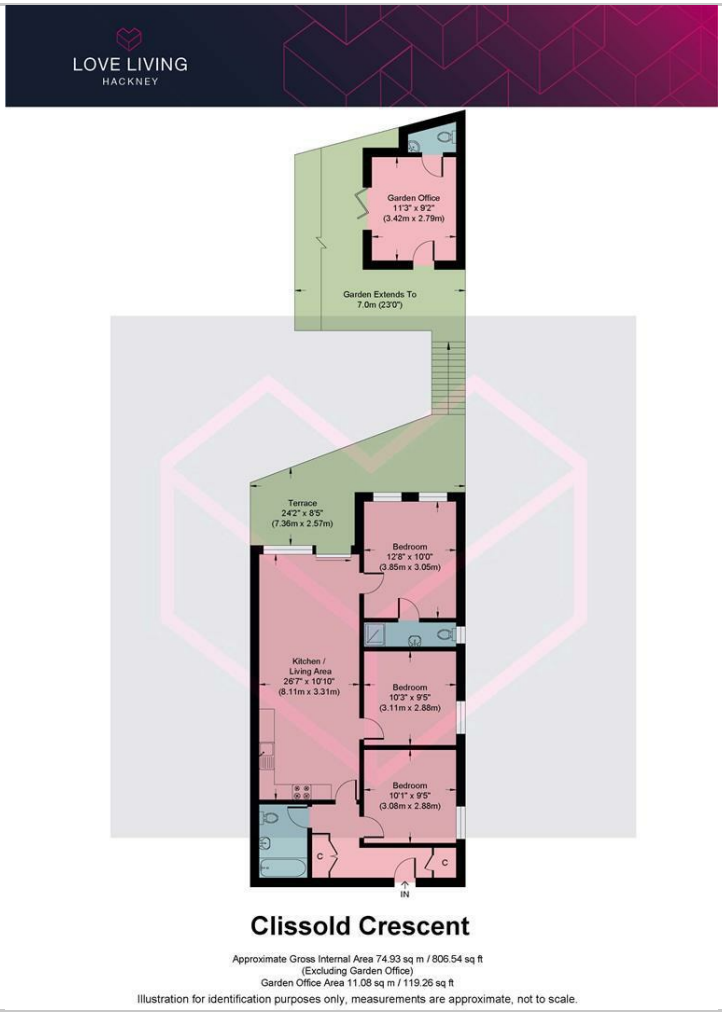
Clissold Park is a 55acre community park that has tennis courts, a bowling green, ornamental lakes, an aviary and an animal enclosure with deer, goats and chickens, as well as an attractive cafe at the 18th century Grade II listed Clissold House. There is a woodland park and nature reserve at Abney Park Cemetery, where entry is free, and there are lots of activities on offer, from wooden spoon carving to guided nature walks. Both Rectory Road and Canonbury stations are close by offering excellent transport links into central London and beyond.







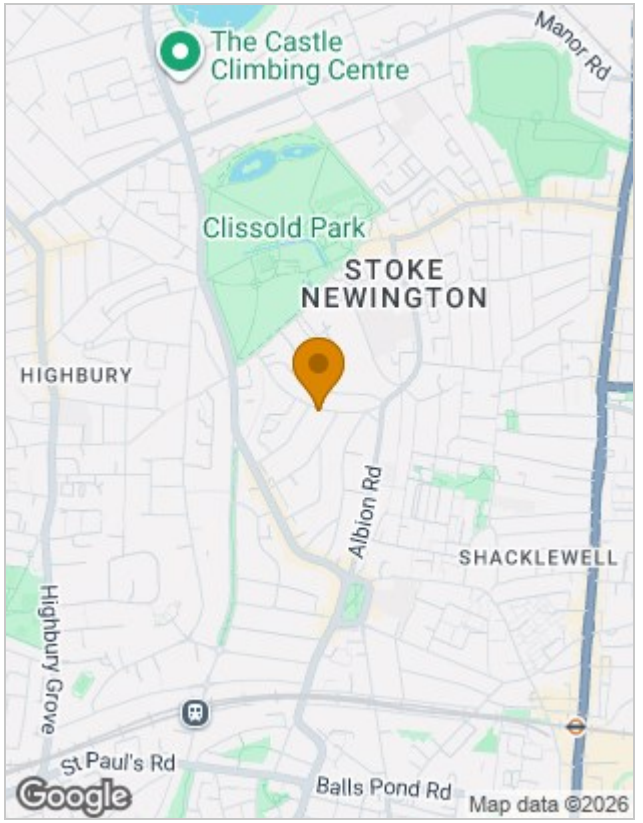
Floor Plans



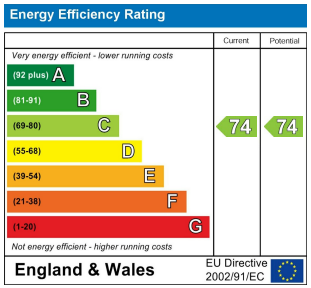
Clissold Crescent

Approximate Gross Internal Area 74.93 sq m / 806.54 sq ft
(Excluding Garden Office)
Garden Office Area 11.08 sq m / 119.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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