





GROUND FLOOR, CARYSFORT ROAD, LONDON, N16

£750,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED TWO-BEDROOM GROUND FLOOR GARDEN FLAT OFFERING APPROXIMATELY 736 SQ. FT OF BRIGHT, MODERN LIVING SPACE AND A PRIVATE REAR GARDEN, IDEALLY SITUATED ON A SOUGHT-AFTER RESIDENTIAL ROAD IN STOKE NEWINGTON, N16.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Set within an attractive period terrace, this beautifully presented two-bedroom garden flat offers approximately 736 sq. ft of well-proportioned accommodation arranged over the ground floor, together with a cellar on the lower ground floor and a peaceful private rear garden.

The ground floor opens into a welcoming entrance hall leading to a bright principal bedroom at the front of the property, featuring an attractive bay window and generous proportions. Along the hallway sits a contemporary three-piece bathroom and a second double bedroom with built-in storage. To the rear and finished with hardwood flooring, an expansive open-plan reception, dining room, and kitchen serves as the heart of the home. Flooded with natural light via skylights and rear glazing, the modern fitted kitchen provides ample storage, wooden worktops, and a breakfast bar, with direct access out to the garden through double doors.

The private rear garden is a particularly appealing feature, offering a secluded, paved patio area ideal for outdoor dining, entertaining, and relaxing.

The lower ground floor comprises a substantial cellar extending to over 20 ft, providing valuable additional storage space and flexibility for a variety of needs.

The property is ideally positioned on Carysfort Road in the heart of Stoke Newington, within easy reach of the independent shops, cafés, restaurants, and local amenities of Stoke Newington Church Street and Newington Green. Clissold Park is just moments away, while Canonbury, Dalston Kingsland, and Rectory Road Overground stations are all nearby, providing convenient transport links across London. A well-presented home combining generous proportions, modern finishes, and a private garden in a sought-after residential location.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material are an approximation based on information provided by the client at the time of instruction. The actual cost may be subject to change and we recommend all interested parties carry out their own enquiries.







Carysfort Road

Total area: approx. 736 sq. feet (68.4 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

https://www.winkworth.co.uk/sale/property/CLS260056

Tenure: Share of Freehold

Term: 113 year and 10 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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