



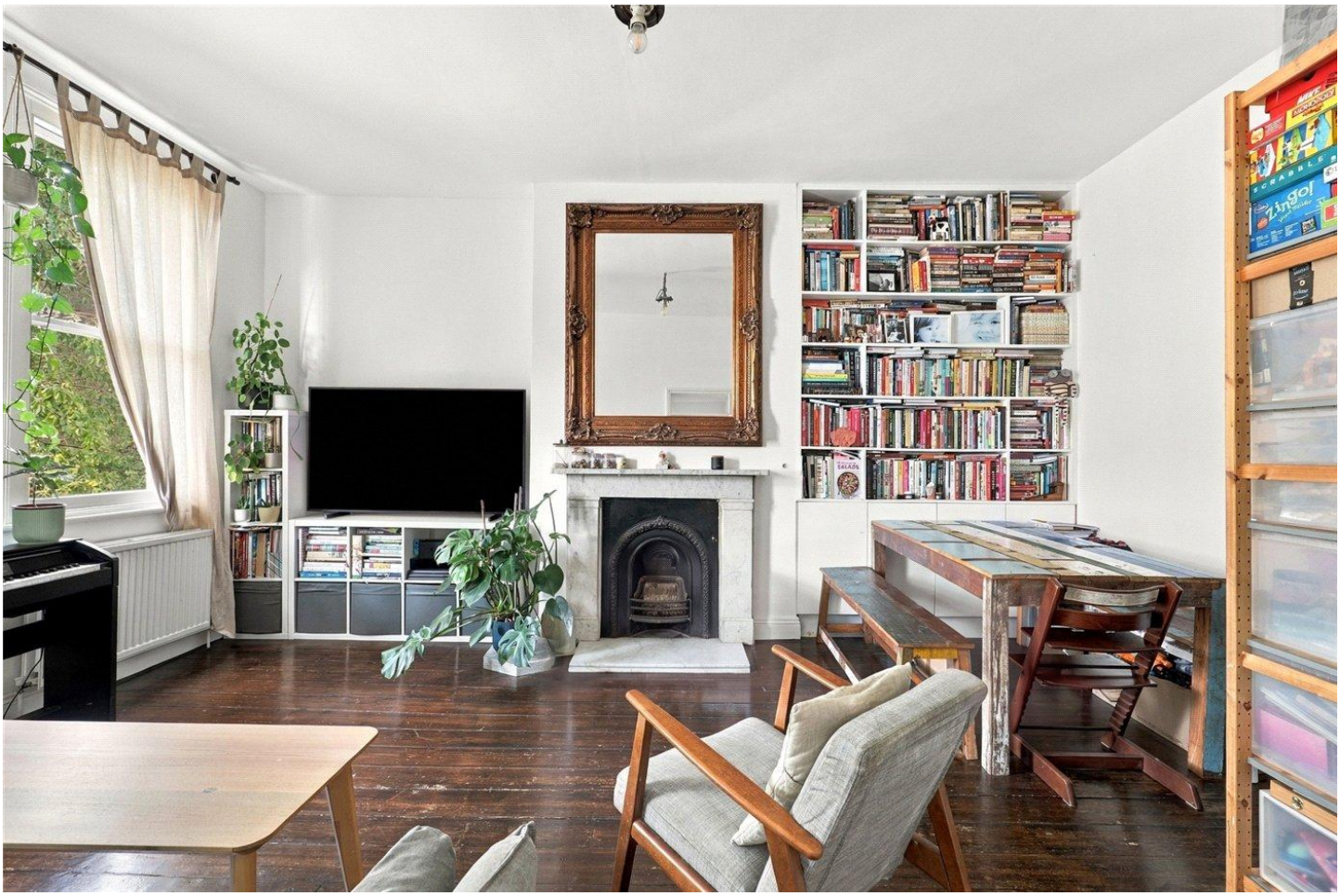


OSBALDESTON ROAD, LONDON, N16

£550,000 LEASEHOLD

A SPACIOUS TWO BEDROOM SPLIT LEVEL PERIOD CONVERSION WITH A GENEROUS RECEPTION ROOM AND CHARACTER FEATURES, N16.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A well-presented two bedroom split level period conversion set within an attractive Victorian building on Osbaldeston Road, N16. Extending to approximately 749 sq. ft, the property offers well-proportioned accommodation across two levels, combining period character with a practical layout and ample natural light.

The first floor is centred around a particularly spacious reception room measuring approximately 18'3 x 13'10. High ceilings, large sash windows and a feature fireplace give the room a sense of period character, while the generous proportions allow for clearly defined seating and dining areas. The room also benefits from wooden flooring and an open feel.

The accommodation includes two bedrooms, both accessed from the entrance hall. The principal bedroom features a bay window, providing additional space and natural light. The second bedroom measures approximately 11'4 x 9'8, making it suitable as a double bedroom, guest room or home office.

The bathroom is positioned off the entrance hall and comprises a bath, wash basin and WC. The separate kitchen is arranged on the split level, with fitted cabinetry, tiled splashbacks and worktop space. Its separate position keeps the kitchen distinct from the main reception room while providing a dedicated area for cooking and food preparation.

Osbaldeston Road is a residential street well placed for the amenities of Stoke Newington, Stamford Hill and Clapton. Stoke Newington station is circa 0.5 miles away, providing London Overground services, while Clapton and Rectory Road stations offer further transport options. Local bus routes provide additional connections across north and east London.

The area is well served by local shops, cafes, restaurants and everyday amenities, with the wider selection along Stoke Newington High Street and Church Street also within reach. For outdoor space, Springfield Park and Clapton Common are nearby, offering open green spaces within easy reach of home.

Offering generous room proportions, a split level layout and period features, this property would make an appealing home for buyers looking for a two bedroom conversion in an established residential part of N16.

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.





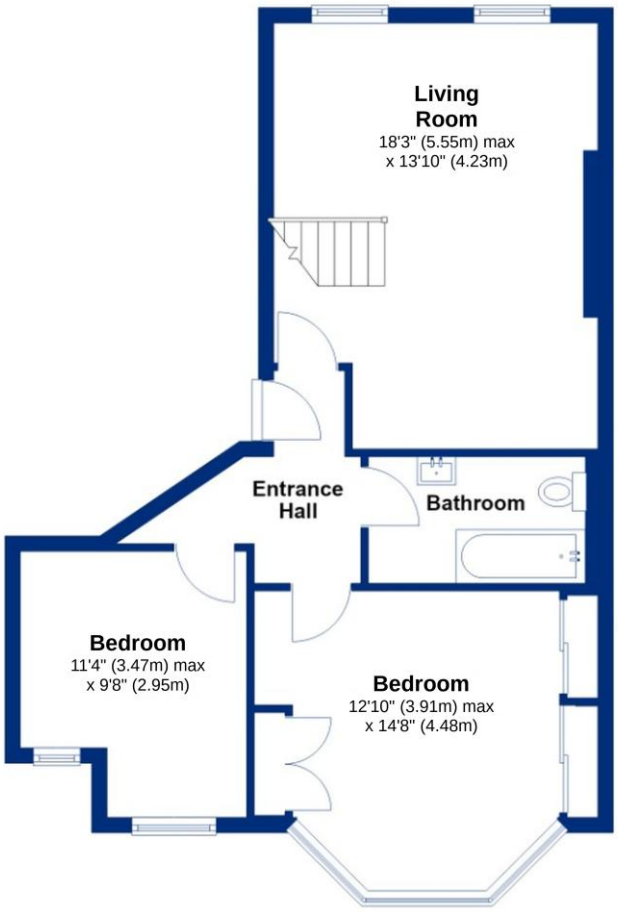


Osbaldeston Road

Total area: approx. 748.9 sq. feet (69.6 sq. metres)

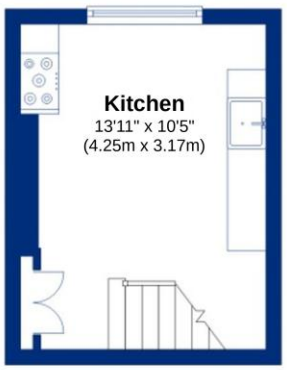
First Floor

Approx. 603.9 sq. feet (56.1 sq. metres)



Split Level First Floor

Approx. 145.0 sq. feet (13.5 sq. metres)

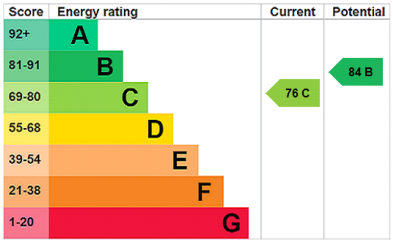




All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability 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.
• @modephotouk | www.modephoto.co.uk
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/STK260262

Tenure: Leasehold

Term: 151 year and 10 months (Subject to change)

Service Charge: £600 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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