



CLISSOLD CRESCENT, LONDON, N16

£1,900,000 FREEHOLD

**A 6 BEDROOM VICTORIAN HOUSE JUST 0.2 MILES
FROM CLISSOLD PARK. N16**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

This elegant six-bedroom Victorian family home occupies a peaceful position on a sought-after tree-lined street in the heart of Stoke Newington. Extending to approximately 2,287 sq. ft (212 sq. m) and benefitting from a 41ft south-west facing rear garden, the property offers generous proportions, beautiful period character and exciting scope for future enhancement.

Arranged over three principal floors plus basement, the ground floor comprises a spacious bay-fronted bedroom/reception room to the front, a further double bedroom, and a centrally positioned kitchen leading through to a rear living room which enjoys views and direct access to the garden. A family bathroom is also located on this level. Subject to the usual planning consents, there is excellent potential to reconfigure and extend the rear and side return to create a larger open-plan kitchen and family space.

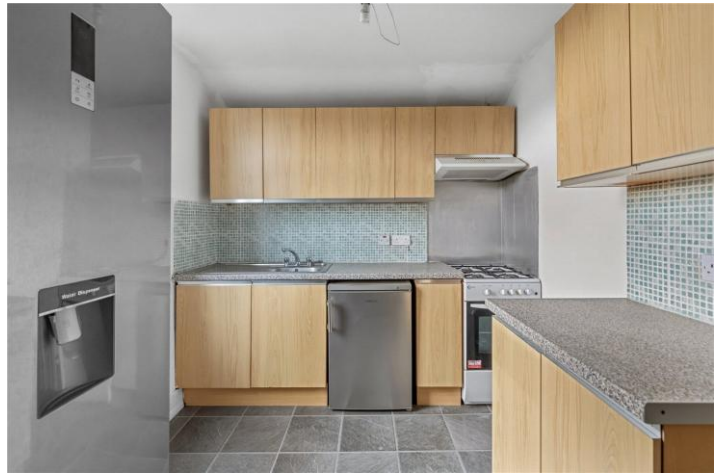
The first floor features an impressive 17ft bay-fronted reception room, two further well-proportioned bedrooms and a separate WC.

The top floor provides a generous principal bedroom, an additional double bedroom, a family bathroom and a large utility room, offering flexibility for modern family living.

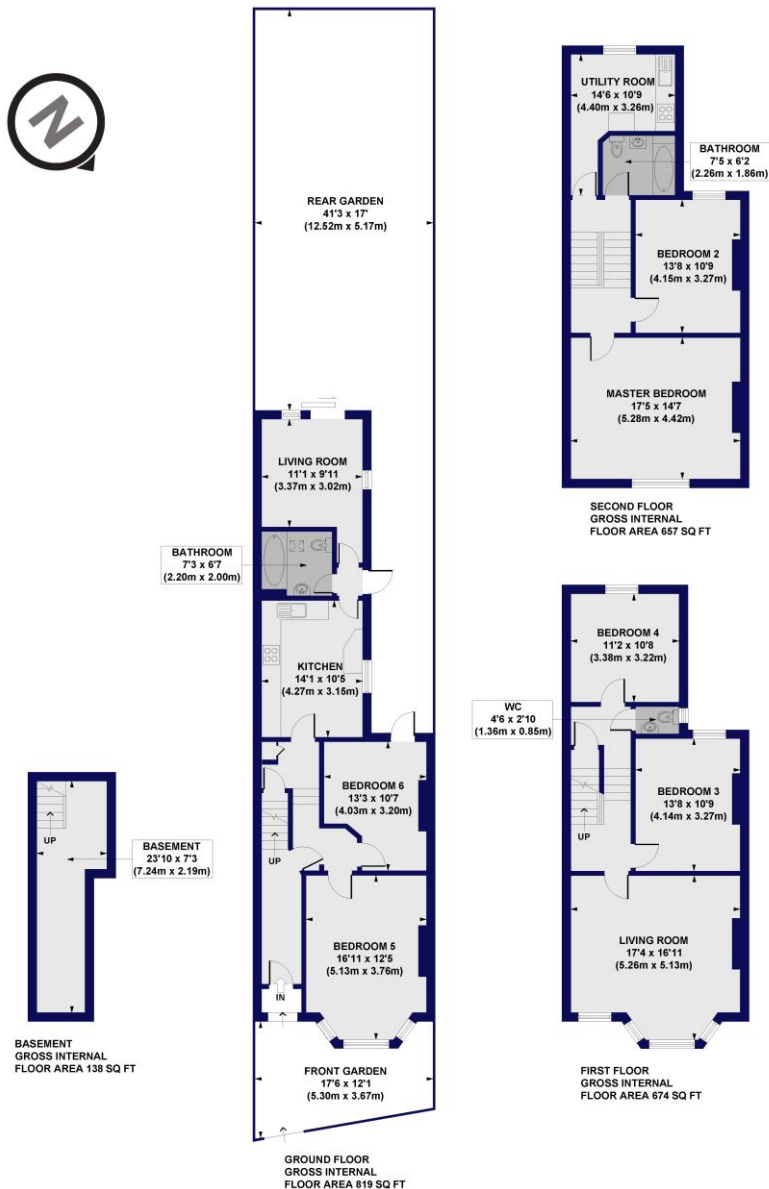
The home retains a wealth of original Victorian features, including high ceilings, ornate cornicing, ceiling roses, tall skirting boards and period fireplaces, all contributing to its charm and character. A large basement (138 sq. ft) provides valuable storage and further potential, subject to the necessary consents.

Perfectly positioned for the independent cafés, restaurants and boutiques of Church Street and Newington Green, the property is also within easy reach of the open green spaces of Clissold Park. Excellent transport links are nearby via the London Overground stations at Canonbury and Dalston, alongside numerous bus routes providing convenient access to the City and West End.

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



Clissold Crescent, N16
Approx. Gross Internal Floor Area 2287 sq. ft / 212.51 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	75 C
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/STK250382>

Tenure: Freehold

Term: 0 year and 0 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: F

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.