



AMHURST ROAD, LONDON, N16
£900,000 LEASEHOLD

**AN EXCEPTIONAL HOME OFFERING OVER 1,000 SQ.
 FT. OF THOUGHTFULLY DESIGNED ACCOMMODATION
 IN ONE OF STOKE NEWINGTON'S MOST DESIRABLE
 LOCATIONS, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A truly unique two double bedroom garden apartment spanning over 1,000 sq. ft. of an attractive Victorian building. Beautifully architect designed, the property combines generous living space with exceptional natural light and a wonderful south facing garden.

The heart of the home is an impressive open plan kitchen, dining and reception room, creating a fantastic space for entertaining. Full width glazed doors open directly onto a private landscaped south facing garden, seamlessly connecting the indoor and outdoor spaces. The bespoke kitchen offers extensive storage and worktop space, while exposed timber ceilings add warmth and character throughout.

The principal bedroom benefits from a striking bay window, fitted wardrobes and excellent proportions. The second double bedroom enjoys direct access to a private courtyard, making it an ideal guest room or home office. A contemporary family bathroom with both a bath and separate walk in shower completes the accommodation. There is also the added benefit of a useful vault providing valuable additional storage.

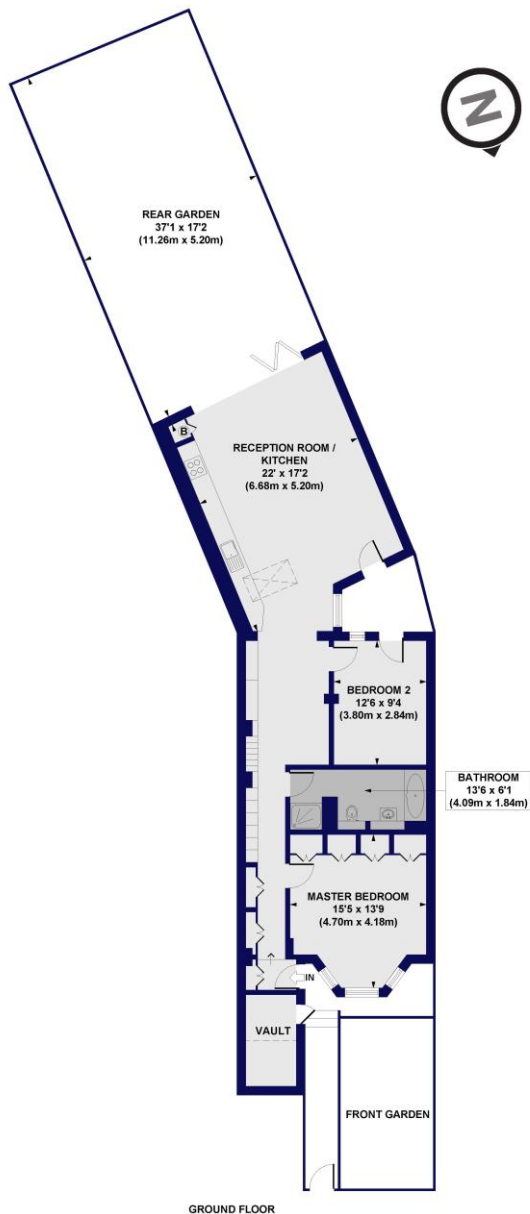
Amhurst Road is perfectly positioned for the best of Stoke Newington. Church Street and Stoke Newington High Street are both within easy reach, offering an excellent selection of independent cafés, restaurants and shops. Clissold Park is also close by, while Rectory Road Overground Station provides direct links into Liverpool Street, with numerous bus routes serving the City, Shoreditch and the 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.



Amhurst Road, N16

Approx. Gross Internal Floor Area 1067 sq. ft / 99.16 sq. m (Including Vault)
Approx. Gross Internal Floor Area 1018 sq. ft / 94.60 sq. m (Excluding Vault)



GROUND FLOOR

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.



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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260181>

Tenure: Leasehold
Term: 90 year and 6 months (Subject to change)
Service Charge: £840 per annum (approx.)
Ground Rent: £ 9 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.