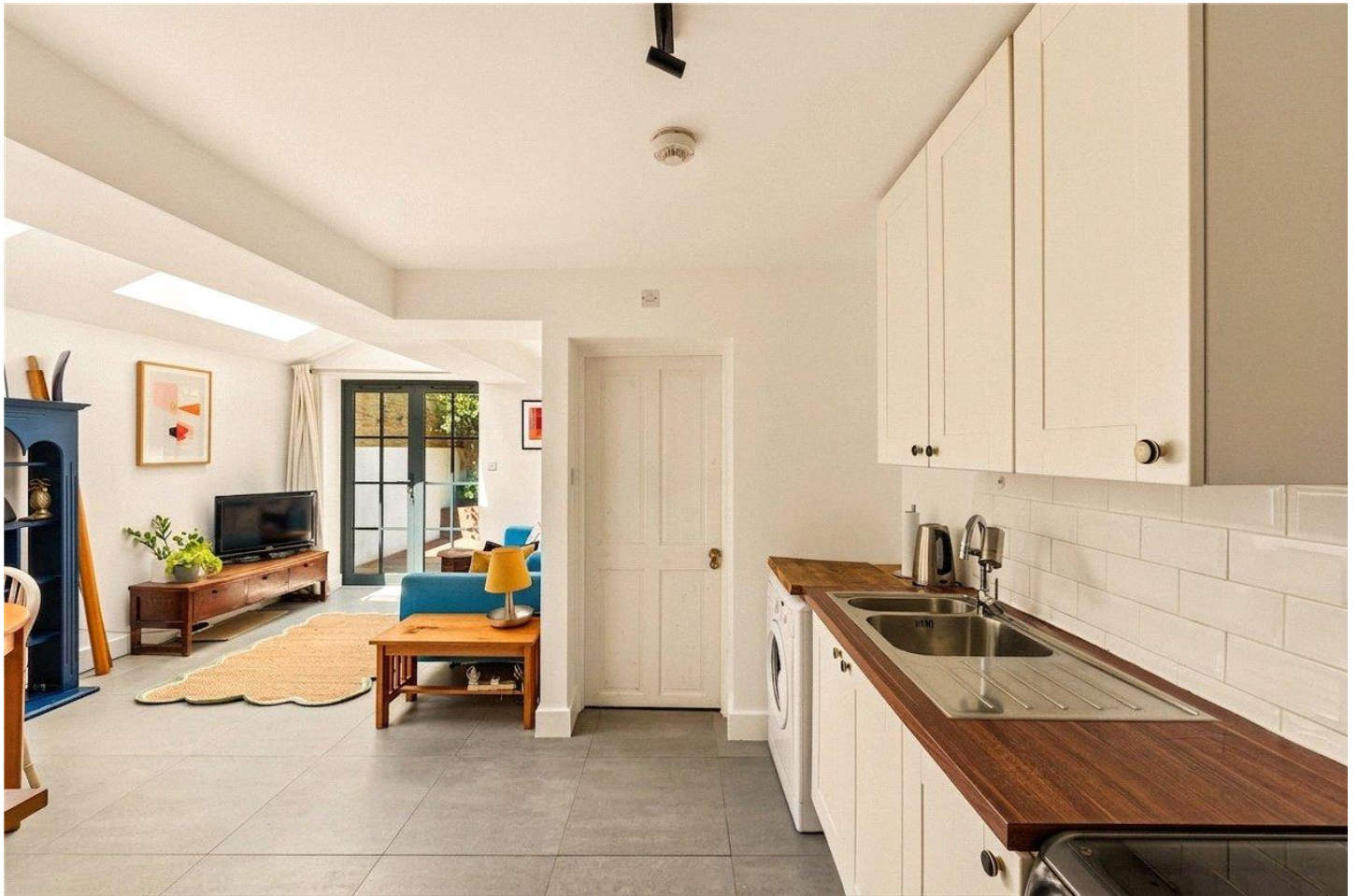




WALFORD ROAD, LONDON, N16
£700,000 SHARE OF FREEHOLD

**A BRIGHT TWO-BEDROOM GROUND FLOOR FLAT
WITH A PRIVATE DECKED GARDEN ON WALFORD
ROAD, N16.**



DESCRIPTION:

This beautifully presented ground-floor Victorian conversion on Walford Road strikes the perfect balance between classic character and smart, modern design. Boasting a private rear garden, a separate side patio and a highly practical cellar. The flat is an exceptional find in a sought-after N16 pocket.

The primary bedroom sits at the front of the property, immediately catching the eye with its grand sash bay window and high ceilings. Wardrobes are neatly integrated into both alcoves to maximize space, while original floorboards add warmth and character. The second double bedroom is a peaceful retreat, featuring painted original floorboards, a cleverly integrated double bed and large window overlooking the side patio and garden beyond. Serving both bedrooms is a contemporary bathroom complete with a corner shower, a floating vanity unit and built-in storage.

Towards the rear, the layout opens up into a bright, open-plan kitchen and living area. Double-glazed French doors and two large overhead skylights keep the entire space feeling incredibly light and airy. The kitchen and living area are naturally zoned for dining and relaxation, creating a layout that feels both practical and inviting. Stairs lead down to a generous cellar that offers a rare and incredibly useful storage solution.

Step outside into the private rear garden with mature climbing roses, which is fully decked and features integrated bench seating making it a fantastic and low-maintenance outdoor space. The garden enjoys lots of sun through to the early evening and feels notably private, with very little sense of being overlooked.

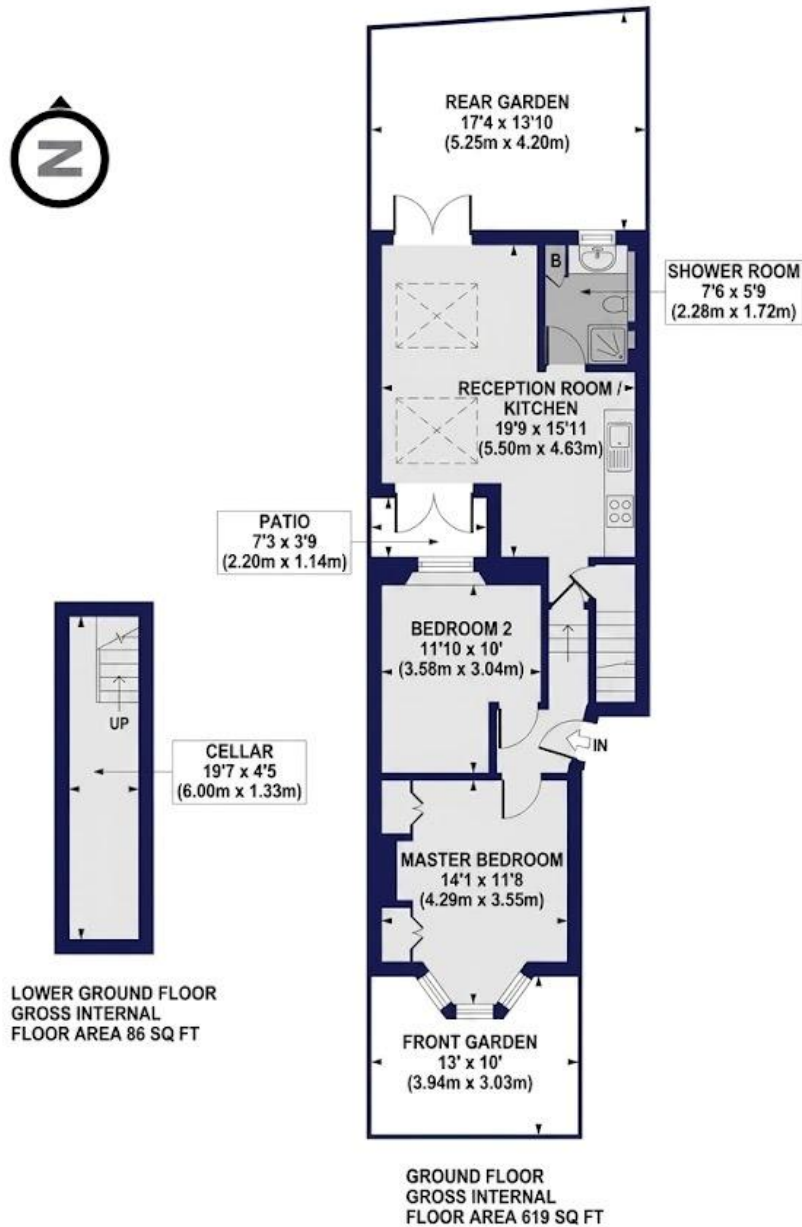
A charming side patio finished with beautiful encaustic tiles sits directly off the living area. At the front of the property a bike shed clad in Scottish larch and with an attractive sedum green roof offers secure cycle storage, a particularly valuable feature for those that cycle.

Positioned right between Stoke Newington Church Street and Dalston, you are perfectly placed for local independent shops, cafes, Clissold Park, and quick overground transport links.

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.



Walford Road, N16
Approx. Gross Internal Floor Area 705 sq. ft / 65.49 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size, location, are approximate. In different sites, they do not constitute any warranty or representation by the seller. Sign agent or ©/ Creative. Any stimulating part of the information is limited by expectation or off-sellers as to the correctness of the information contained in this plan. This plan is for illustrative purposes only and should be used as used by any prospective purchasers.

Winkworth

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	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HI260250>

Tenure: Share of Freehold

Term: 96 year and 0 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.