



CARYSFORT ROAD, N16
£1,700,000 FREEHOLD

**FOUR BEDROOM VICTORIAN HOUSE WITH TWO
RECEPTION ROOMS AND A SOUTH WEST FACING
GARDEN IN PRIME STOKE NEWINGTON, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A substantial four bedroom Victorian house extending to approximately 1,718 sq. ft arranged over three floors. The property has been significantly improved by the current owners, including replacement windows throughout, two beautifully finished shower rooms, extensive bespoke joinery and upgrades to the rear garden.

The ground floor offers a generous entrance hall leading to two separate reception rooms. The principal reception room has been redecorated and benefits from a new fireplace, replacement windows and bespoke joinery, while the second reception room features fitted shelving and further bespoke storage.

To the rear is a well-proportioned kitchen with a good range of fitted cupboards and direct access onto the south west facing garden. The garden has been repaved and refenced and benefits from outdoor lighting, drainage and a sprinkler system.

The first floor provides two bedrooms and two shower rooms. The principal bedroom benefits from bespoke fitted joinery, replacement windows and has been redecorated, while the second bedroom has also been improved with replacement windows and further redecoration.

The top floor provides two further bedrooms, both with fitted joinery and shelving. The upper hallway also benefits from additional built in storage, while stairs provide access to the loft.

The property has been thoughtfully improved throughout by the current owners while retaining the character and proportions expected of a Victorian house. Further improvements include a boiler installed in 2023, a water pump installed in the cellar and replacement windows throughout.

A useful cellar provides approximately 70 sq. ft of additional space and is included within the overall floor area.

Carysfort Road is a popular residential road within easy reach of Stoke Newington Church Street and Clissold Park. The area offers an excellent choice of independent shops, cafes and restaurants, while Stoke Newington Overground station and numerous bus routes provide convenient transport links into the City and West End.

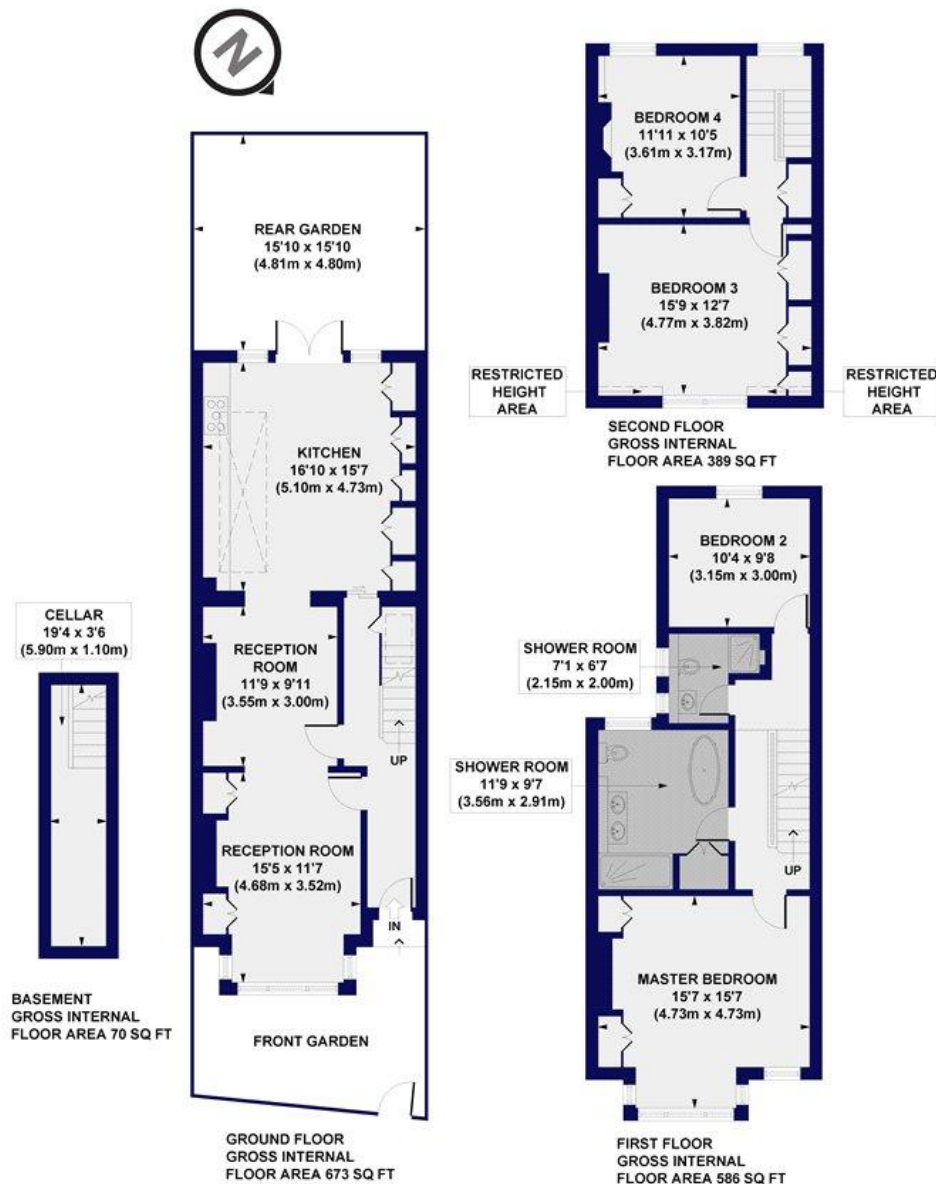
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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



Carysfort Road, N16

Approx. Gross Internal Floor Area 1718 sq. ft / 159.56 sq. m (Including Restricted Height Area & Cellar)

Approx. Gross Internal Floor Area 1712 sq. ft / 158.99 sq. m (Excluding Restricted Height Area & Including Cellar)



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.

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	73 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260211>

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.