



BRIGHTON ROAD, LONDON, N16
£900,000 SHARE OF FREEHOLD

**BEAUTIFULLY PRESENTED THREE BEDROOM SPLIT
 LEVEL VICTORIAN CONVERSION WITH A PRIVATE
 GARDEN IN THE HEART OF STOKE NEWINGTON, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A beautifully presented three-bedroom split-level Victorian conversion with a private south-facing rear garden, occupying the upper floors of an attractive period property on the highly sought-after Brighton Road in the heart of Stoke Newington.

The property comprises a spacious reception room providing excellent living and entertaining space, featuring bespoke fitted shelving, plantation shutters and a bright south easterly aspect. To the rear, the stylish fitted kitchen is well-appointed with an excellent range of storage and integrated appliances, enjoying direct access to the south-facing private rear garden, creating a wonderful flow between the indoor and outdoor living spaces. The first floor also benefits from a generous double bedroom and a separate guest WC.

There are two further double bedrooms on the upper floor, including an impressive principal bedroom measuring over 15ft with fitted storage, together with a beautifully appointed family bathroom featuring a freestanding bath and separate walk-in shower. The accommodation is thoughtfully arranged across two levels, offering a practical separation between the living and sleeping accommodation.

Externally, the property enjoys a private rear garden measuring approximately 26ft, providing an ideal setting for outdoor dining, entertaining and relaxing.

The property extends to approximately 1,016 sq. ft. (94.41 sq. m.) of internal accommodation and has been finished to an excellent standard throughout.

Ideally positioned on the highly regarded Brighton Road, the property is moments from the independent cafés, restaurants, pubs and boutiques of Stoke Newington Church Street and Newington Green. The open spaces of Clissold Park are within easy walking distance, while the area also offers an excellent selection of highly regarded schools.

Excellent transport links are nearby, including Dalston Kingsland, Rectory Road and Stoke Newington Overground stations, providing swift access to Liverpool Street, while numerous bus routes offer convenient connections to The City, Islington, Shoreditch and the West End.

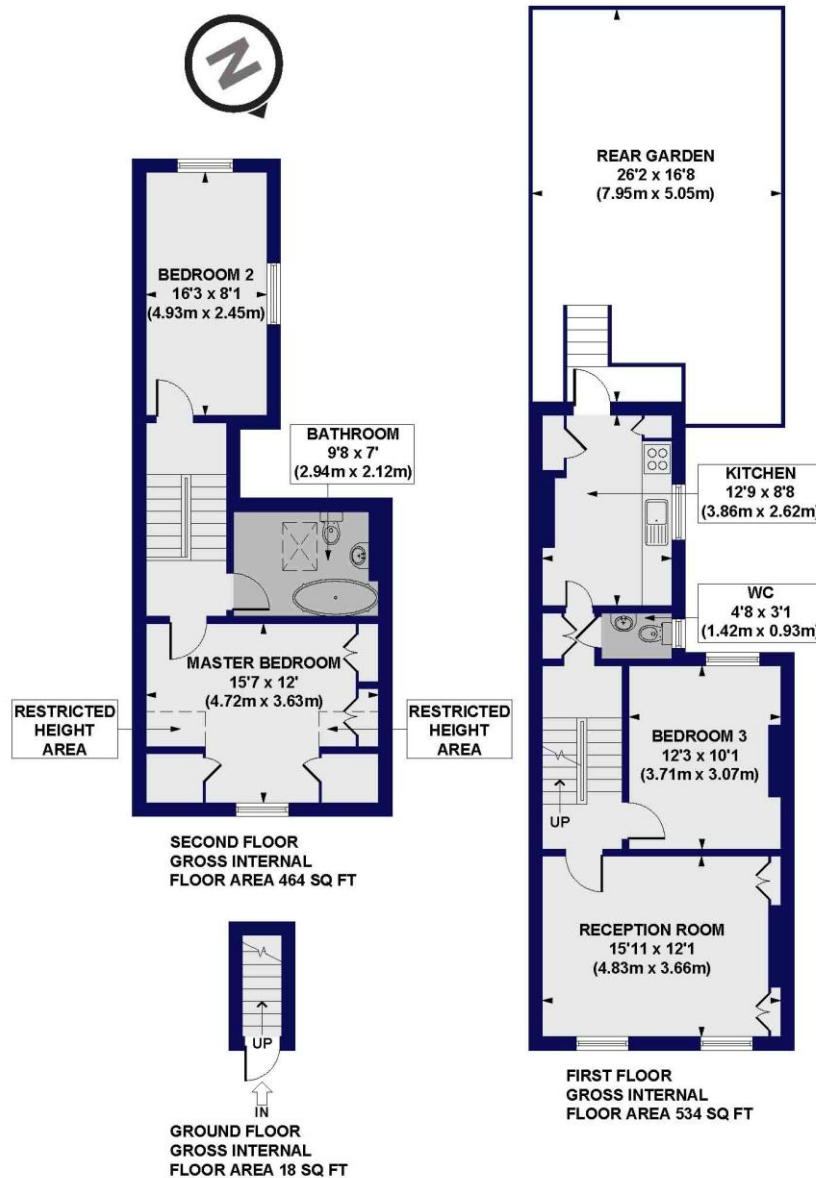
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material are an approximation based on information provided by the client at the time of instruction. The actual cost may be subject to change and we recommend all interested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



Brighton Road, N16

Approx. Gross Internal Floor Area 1016 sq. ft / 94.41 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 968 sq. ft / 89.93 sq. m (Excluding Restricted Height Area)



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		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260171>

Tenure: Share of 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: 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.