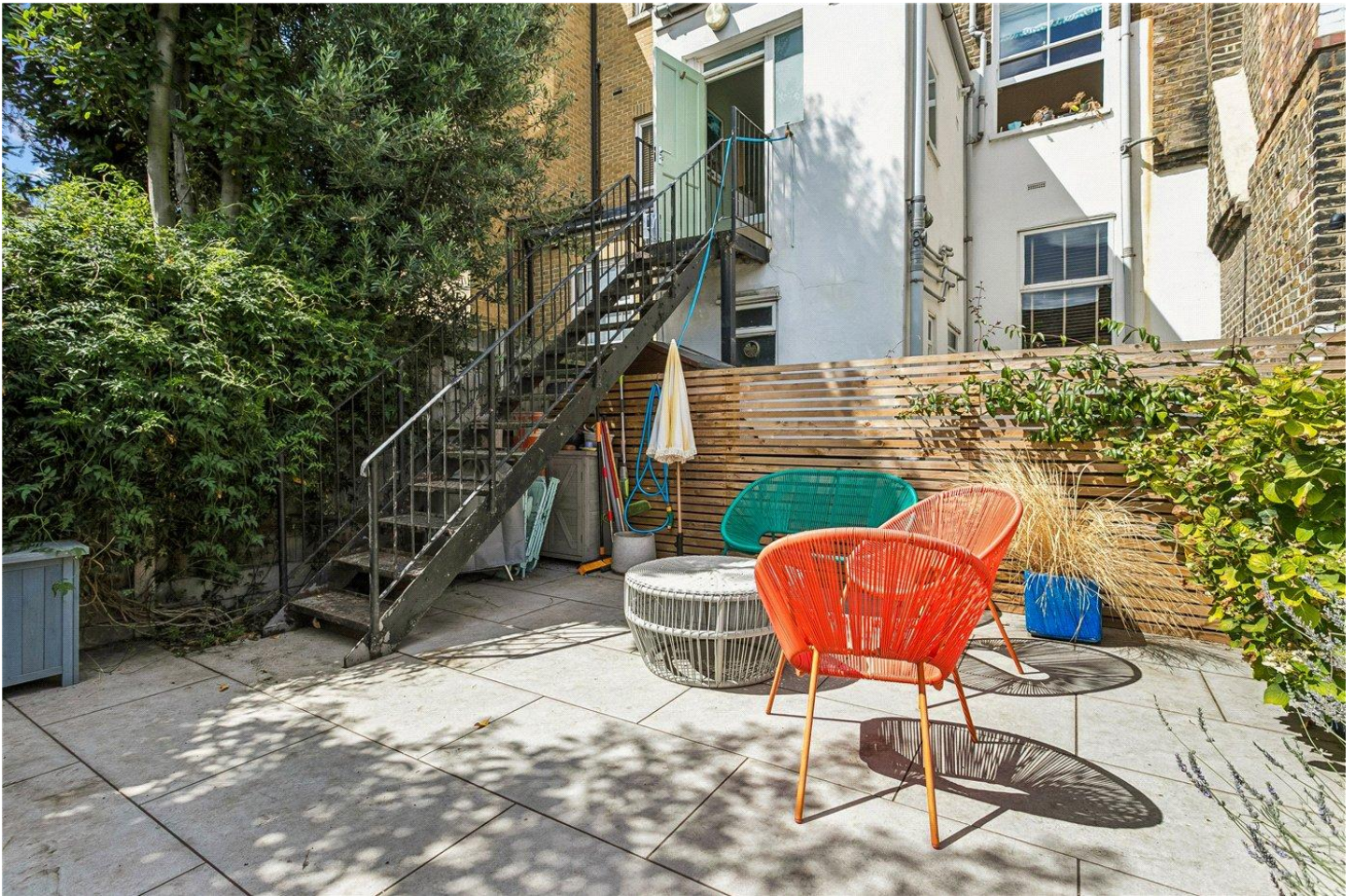




SHAKSPEARE WALK, LONDON, N16
£900,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED THREE-BEDROOM SPLIT-LEVEL VICTORIAN CONVERSION WITH A PRIVATE REAR GARDEN, IDEALLY POSITIONED ON ONE OF STOKE NEWINGTON'S MOST SOUGHT-AFTER RESIDENTIAL STREETS, N16.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

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

The property comprises a spacious reception room providing excellent living and entertaining space, with attractive period features and an abundance of natural light. To the rear, the fitted kitchen offers an excellent range of storage and workspace, with direct access to the private rear garden creating a wonderful flow between the indoor and outdoor living spaces.

The accommodation is thoughtfully arranged across two levels and includes three well-proportioned bedrooms, offering excellent flexibility for families, guests or those working from home. A well-appointed family bathroom completes the internal accommodation.

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

The property is presented to an excellent standard throughout and offers generous proportions, an abundance of natural light and a practical separation between the living and sleeping accommodation.

Ideally positioned on the highly regarded Shakspeare Walk, 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.

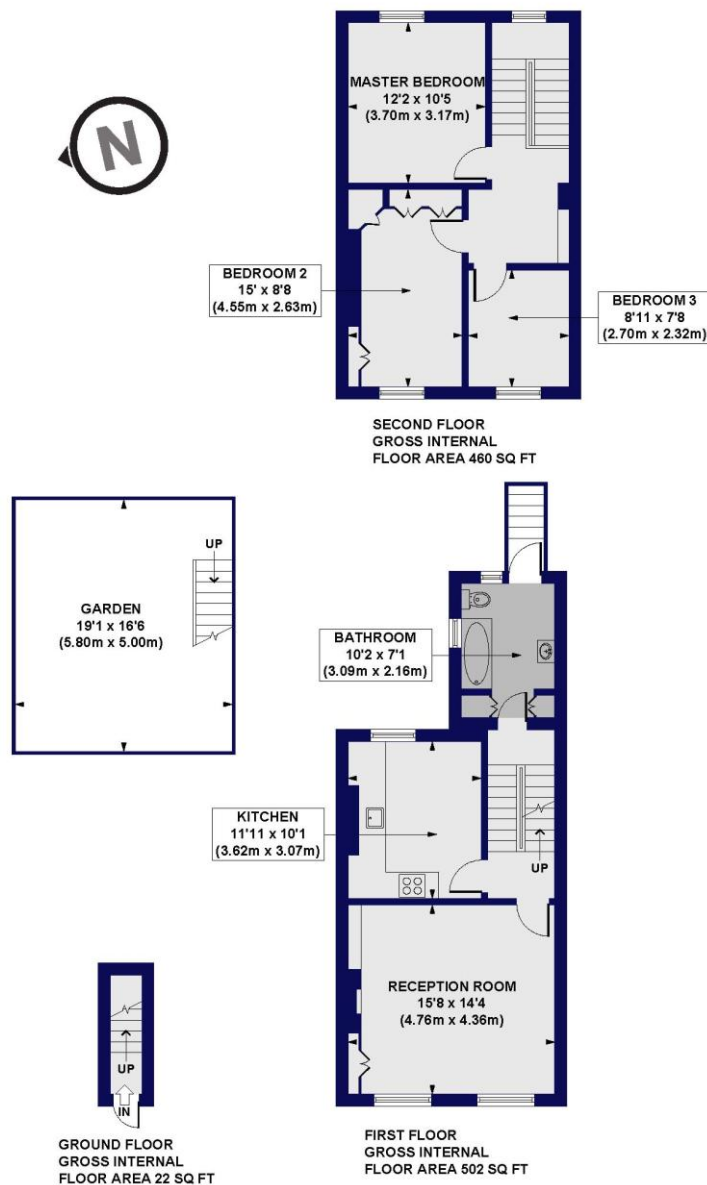
Excellent transport links are nearby, including Dalston Kingsland, Rectory Road and Stoke Newington Overground stations, providing swift access to Liverpool Street, while numerous bus routes offer convenient connections to The City, Islington, Shoreditch and the West End.

The property is offered with a share of the freehold, approximately 988 years remaining on the underlying lease.

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.



Shakspeare Walk, N16
Approx. Gross Internal Floor Area 984 sq. ft / 91.42 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.



<https://www.winkworth.co.uk/sale/property/STK260173>

Tenure: Share of Freehold

Term: 988 year and 4 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: D

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.