



ST. JUDE STREET, LONDON, N16

£750,000 FREEHOLD

A CHARMING TWO-BEDROOM PERIOD HOUSE WITH A SUPERB 41FT PRIVATE GARDEN, OFFERING EXCITING SCOPE FOR COSMETIC MODERNISATION IN A PRIME N16 LOCATION.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A characterful two double bedroom freehold house positioned on a sought-after residential street moments from De Beauvoir, Dalston, Newington Green and all that Islington has to offer. Arranged across two floors and extending to approximately 877 sq. ft., this charming period home offers generous proportions, flexible living accommodation and exciting scope for refurbishment and enhancement.

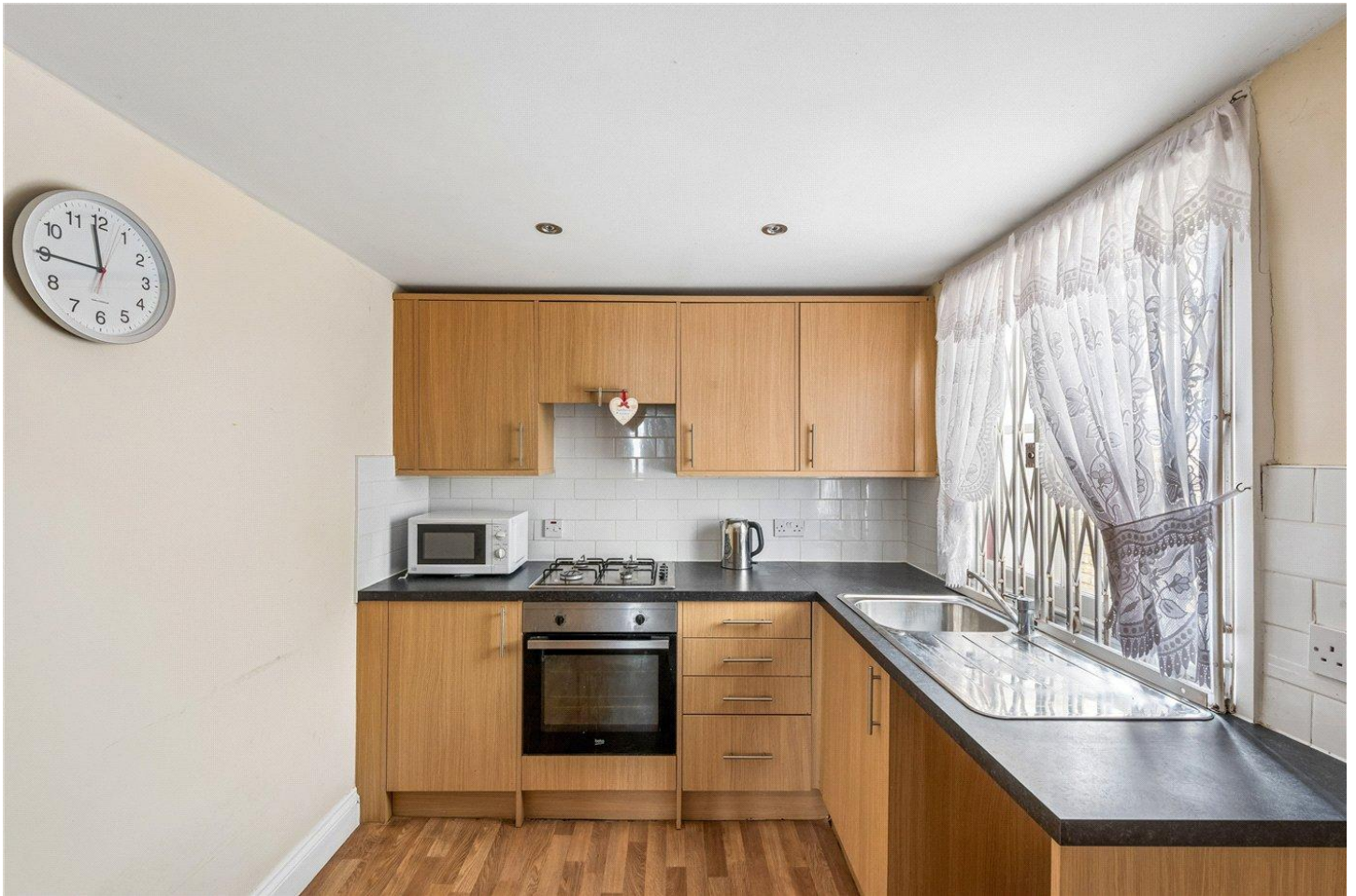
The property comprises a spacious reception room to the front of the house, a separate second reception room ideal for a formal dining room or home office, fitted kitchen, and a ground-floor guest WC. To the first floor are two well-proportioned double bedrooms, including a generous principal bedroom spanning the full width of the front of the house, alongside a substantial family shower room. The layout provides excellent versatility for first-time buyers, investors or reconfiguration subject to the usual consents.

To the rear is an exceptional private garden extending to approximately 41 ft., offering excellent outdoor space and further potential to landscape or extend if desired, subject to planning permission.

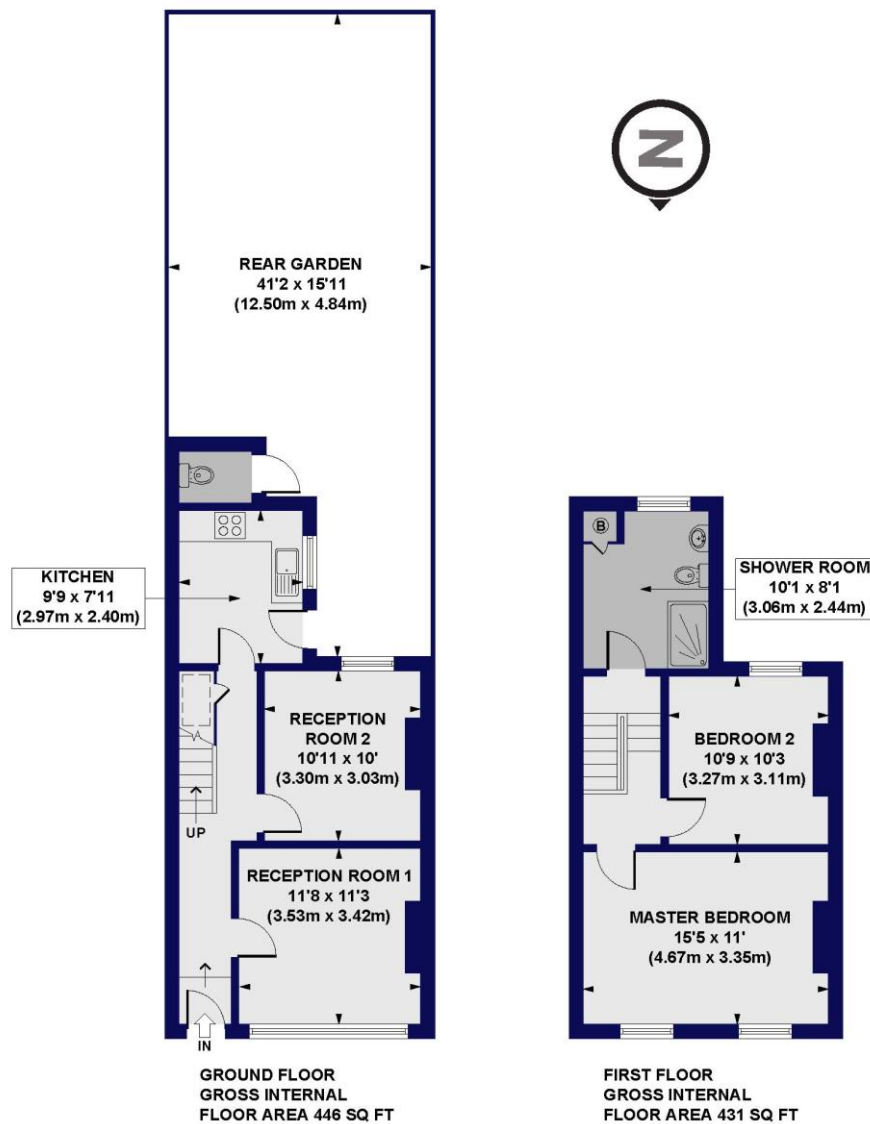
St Jude Street is perfectly positioned for the array of independent shops, cafes and restaurants found nearby in Newington Green, renowned for its village atmosphere. Dalston is also within easy reach, offering an abundance of amenities and vibrant nightlife, whilst Upper Street provides an excellent selection of boutique shops, bars and theatres. The green open spaces of Clissold Park and Hackney Downs are also within reach.

Transport links are excellent, with Dalston Kingsland and Dalston Junction stations nearby, alongside numerous bus routes also offer swift access to 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.



St. Jude Street, N16
Approx. Gross Internal Floor Area 877 sq. ft / 81.49 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH260205>

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: E

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.