



NORTHWOLD ROAD, LONDON, N16
£1,000,000 LEASEHOLD

CASH BUYERS ONLY. EXCEPTIONAL FIVE-BEDROOM FAMILY HOME WITH EXPANSIVE LOFT SUITE IN THE HEART OF STOKE NEWINGTON, N16.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

CASH BUYERS ONLY. A substantial and versatile five-bedroom period home arranged over three floors, offering approximately 1,958 sq. ft. of internal space including eaves storage. This beautifully proportioned property combines generous living accommodation with flexible bedroom space, making it ideal for growing families or buyers seeking work-from-home potential.

The first floor features an impressive open-plan reception room and kitchen measuring over 28 ft in length, creating a superb entertaining and family space with great natural light. This level also benefits from a double bedroom and a separate shower room, ideal for guests or independent living arrangements.

The second floor comprises a spacious principal bedroom, two further well-proportioned double bedrooms, and a contemporary family bathroom.

Occupying the top floor is an exceptional loft-style fourth bedroom spanning over 25 ft, complete with en suite shower room and useful eaves storage, offering a private principal suite or studio-style retreat.

Situated on Northwold Road in the heart of Stoke Newington, the property is ideally positioned for the independent cafés, restaurants and boutiques of Church Street, while also benefiting from excellent transport links and access to nearby green spaces including Clissold Park.

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.

Photos on this advert may have been dressed with AI. No permanent fixtures have been altered



Northwold Road, N16

Approx. Gross Internal Floor Area 1958 sq. ft / 181.94 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1692 sq. ft / 157.22 sq. m (Excluding Restricted Height Area & Eaves)



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		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH260058>

Tenure: Leasehold

Term: 52 year and 2 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.