





JOHN CAMPBELL ROAD, LONDON, N16

£925,000 LEASEHOLD

EXCEPTIONAL THREE BEDROOM MAISONETTE WITH PRIVATE ROOF TERRACE AND GARDEN IN PRIME N16.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A beautifully presented three-bedroom split-level maisonette set across the first and second floors, located on the highly sought-after John Campbell Road in the heart of N16.

The property comprises a spacious reception room providing excellent living and entertaining space with a bright aspect. The separate fitted kitchen is well-equipped and thoughtfully arranged, while the first floor also benefits from a generous double bedroom and a well-proportioned family bathroom.

There are two further double bedrooms on the upper floor, including an impressive principal bedroom measuring over 16ft, together with direct access to a private roof terrace (19'9 x 8'7), providing an ideal setting for outdoor dining and entertaining. The property also benefits from a substantial private rear garden (22'5 x 15'10), creating an exceptional amount of outdoor space rarely found in properties of this type.

The accommodation is well arranged across two levels, offering a clear separation between living and sleeping accommodation, with approximately 1,035 sq. ft. (96.26 sq. m.) of internal living space.

Ideally located on the highly sought-after John Campbell Road, the property is conveniently positioned for the independent cafés, restaurants and amenities of Dalston, Newington Green and Stoke Newington, while the nearby open spaces of Clissold Park and Butterfield Green are also within easy reach.

Excellent transport links nearby include Dalston Kingsland, Dalston Junction, Rectory Road and Stoke Newington stations (Overground), providing swift access to The City, Shoreditch and the West End. Numerous bus routes also serve the area, and the property is well placed for the increasingly popular Mildmay neighbourhood, known for its vibrant community feel and excellent local amenities.

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.

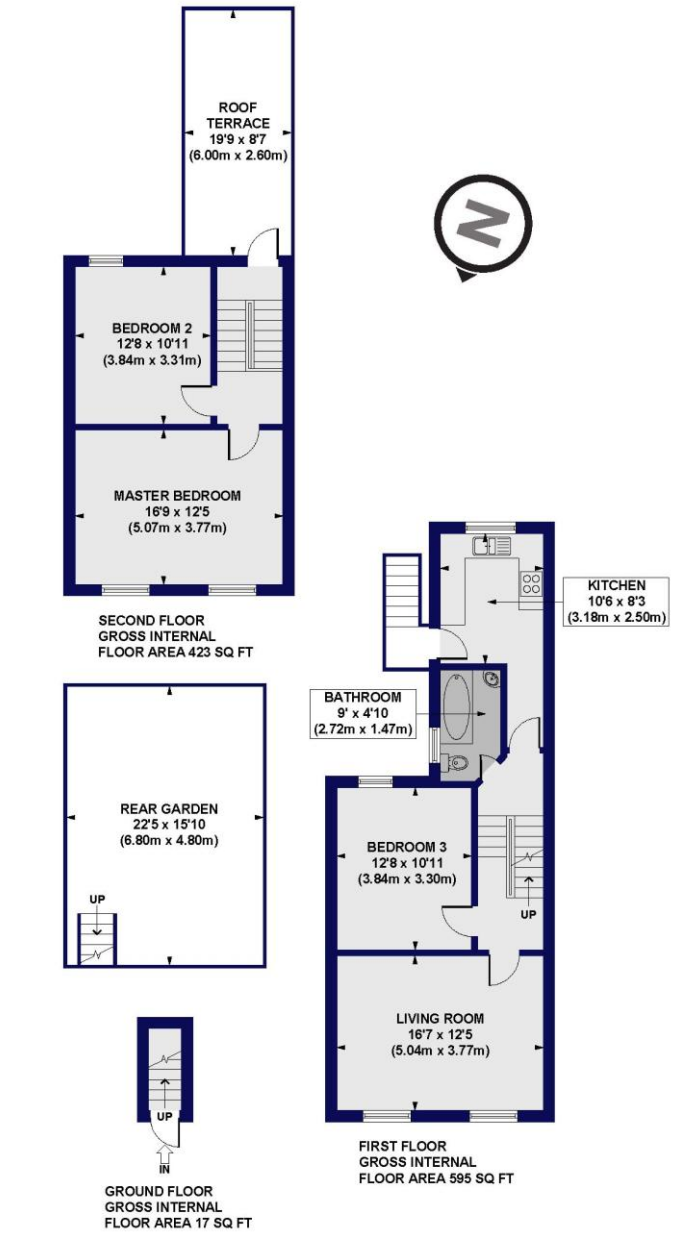






John Campbell Road, N16

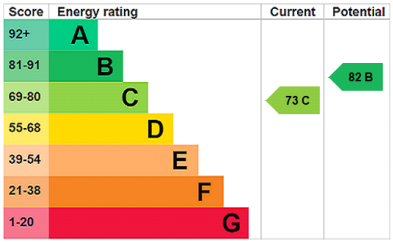
Approx. Gross Internal Floor Area 1035 sq. ft / 96.26 sq. m



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.

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.



https://www.winkworth.co.uk/sale/property/HIH260188

Tenure: Leasehold

Term: 166 year and 7 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.

Stoke Newington | | stokenewington@winkworth.co.uk