





DUMONT ROAD, LONDON, N16

£1,900,000 FREEHOLD

A SUBSTANTIAL FOUR BEDROOM FAMILY HOME ARRANGED OVER THREE FLOORS WITH A CELLAR, GARDEN AND SUPERB OPEN PLAN KITCHEN DINING ROOM, N16.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A substantial four bedroom Victorian house on Dumont Road, extending to approximately 1,957 sq ft, arranged over three floors. The property offers generous and versatile accommodation, with a striking contemporary kitchen dining room, separate reception room, additional playroom, en suite bedroom and both front and rear gardens. Ideally positioned for Stoke Newington Church Street, Clissold Park and the area's popular local schools, the house combines spacious family living with a convenient location.

The ground floor opens into a well-proportioned reception room with a bay window providing plenty of natural light. To the rear, the impressive kitchen dining room measures approximately 21' x 15'7" and forms the heart of the house. Fitted with contemporary navy blue cabinetry, extensive work surfaces and a substantial central island with breakfast bar seating, the room offers ample space for cooking, dining and entertaining. Wide glazed doors open directly onto the rear garden, connecting the kitchen with the outdoor space.

A separate second reception/playroom provides valuable additional reception space, ideal for a family room, children's playroom or home office. A ground floor WC and entrance hall complete this level.

The first floor offers three bedrooms and a family bathroom. The bedrooms are well proportioned, with flexibility to accommodate family members, guests or those working from home. The second floor is dedicated to a particularly spacious fourth bedroom together with an en suite shower room. The room offers excellent flexibility as a principal bedroom suite, with space for bedroom furniture and additional storage.

Further accommodation is provided by a substantial cellar measuring approximately 250 sq. ft, offering useful storage space.

Externally, the property benefits from a front garden with bicycle storage and a rear garden measuring approximately 31' x 15'11". The rear garden is directly accessible from the kitchen dining room, providing space for outdoor dining, seating and planting.

Dumont Road is well placed for the amenities of Stoke Newington Church Street, known for its independent shops, cafes, restaurants and pubs, as well as its distinctive village atmosphere. The green open spaces of Clissold Park are also nearby, offering landscaped gardens, sports facilities and space for walking, running and spending time outdoors. The area is particularly popular with families, with local primary schools including William Patten Primary School within reach.

For commuters, Stoke Newington and Rectory Road stations provide London Overground services, while local bus routes connect the area with the City, Islington and surrounding neighbourhoods.

Combining substantial internal space, a contemporary kitchen dining room, versatile reception accommodation and a convenient Stoke Newington location, this is a well configured Victorian home suited to modern family life.

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.







Dumont Road

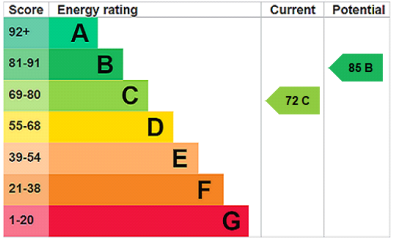
Total area: approx. 1956.8 sq. feet (181.8 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
• @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

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/STK260089

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.

Stoke Newington | | stokenewington@winkworth.co.uk