



WINDUS ROAD, LONDON, N16  
**£1,100,000 FREEHOLD**

## CHARACTERFUL THREE BEDROOM VICTORIAN TERRACED HOUSE WITH 60' SOUTH-FACING GARDEN, N16

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## DESCRIPTION:

Characterful three bedroom Victorian terraced house with south-facing garden in a quiet location close to all good local amenities.

Arranged over three spacious floors this delightful property offers plenty of room for dining and reclining with a generously sized living room. The ground floor also comprises a well appointed kitchen-diner. There is also a guest W/C on this level.

Outside a fabulous 60' garden boasts mature planting, and a paved patio. Moving up through the house, the first floor offers two double bedrooms and a family bathroom. The top floor features an elegant double-aspect principal bedroom with shower room and kitchenette.

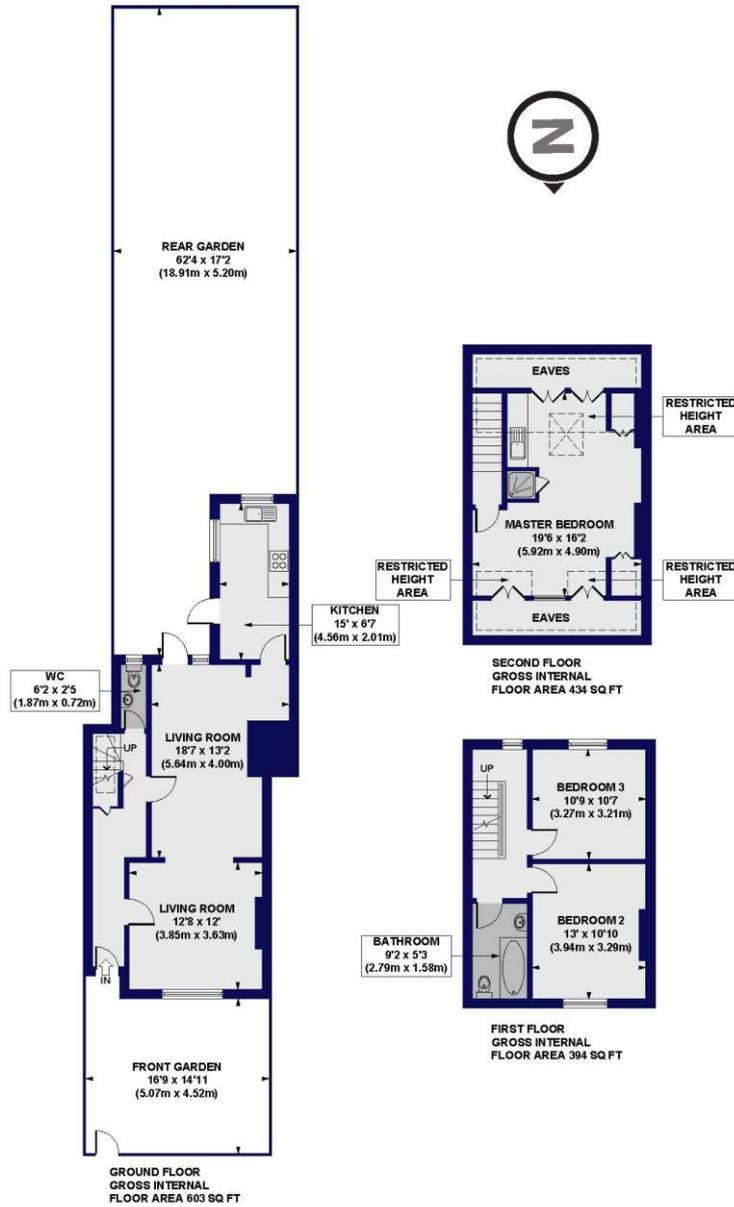
Windus Road is an attractive tree-lined street situated a short stroll from Church Street and The High Street's eclectic array of shops, eateries, pubs and coffee bars. There are excellent transport links to The City and West End with numerous good bus routes and trains to Liverpool Street from nearby Stoke Newington Station (Overground).

\*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.\*



# Windus Road, N16

Approx. Gross Internal Floor Area 1431 sq. ft / 132.96 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 1220 sq. ft / 113.31 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.