



YOAKLEY ROAD, LONDON, N16  
**£1,485,000 FREEHOLD**

**A CHARMING FIVE BEDROOM VICTORIAN HOUSE  
WITH 50' GARDEN OFF STOKE NEWINGTON  
CHURCH STREET.**

Stoke Newington | | [stokenewington@winkworth.co.uk](mailto:stokenewington@winkworth.co.uk)





#### **DESCRIPTION:**

A charming five bedroom Victorian house with 50' garden off Stoke Newington Church Street.

The ground floor provides a wonderfully peaceful double reception room. A handy ground floor bathroom is located in the hallway whilst the striking kitchen extension creates a wonderful space for entertaining to the rear. The private back garden extends to almost 40ft, completed with a brick built garden room with an en-suite.

On the first floor, the main bedroom benefits from double-glazed sash windows and a W/C. On this floor, one is greeted with two more bright double bedrooms.

A fourth double bedroom is located on the second floor, along with a fifth bedroom, additional storage and second family bathroom.

**Location:** On the unusually wide and blissfully quiet Yoakley Road, just 100m North of Church Street, it is within easy reach of the independent shops, cafes, restaurants and pubs of Stoke Newington and Newington Green; The Clarence Tavern, Esters, Cadet and Jolene are neighbourhood favourites. The much-loved Church Street is also home to The Spence Bakery, Whole Foods and The Good Egg, as well as many other independent businesses. There are several green spaces nearby: Abney Park & Cemetery and Clissold Park, with its tennis courts, café, beautiful lakes, and resident deer.. Woodberry Woodland and West Reservoir are in close proximity - the latter offering open-water swimming as well as certified sailing and kayaking courses.

Popular with young families, Stoke Newington offers an abundance of noteworthy schools, such as Grazebrook Primary School (50m away), William Patten Primary School (both of which rated Outstanding by Ofsted) and Stoke Newington School.

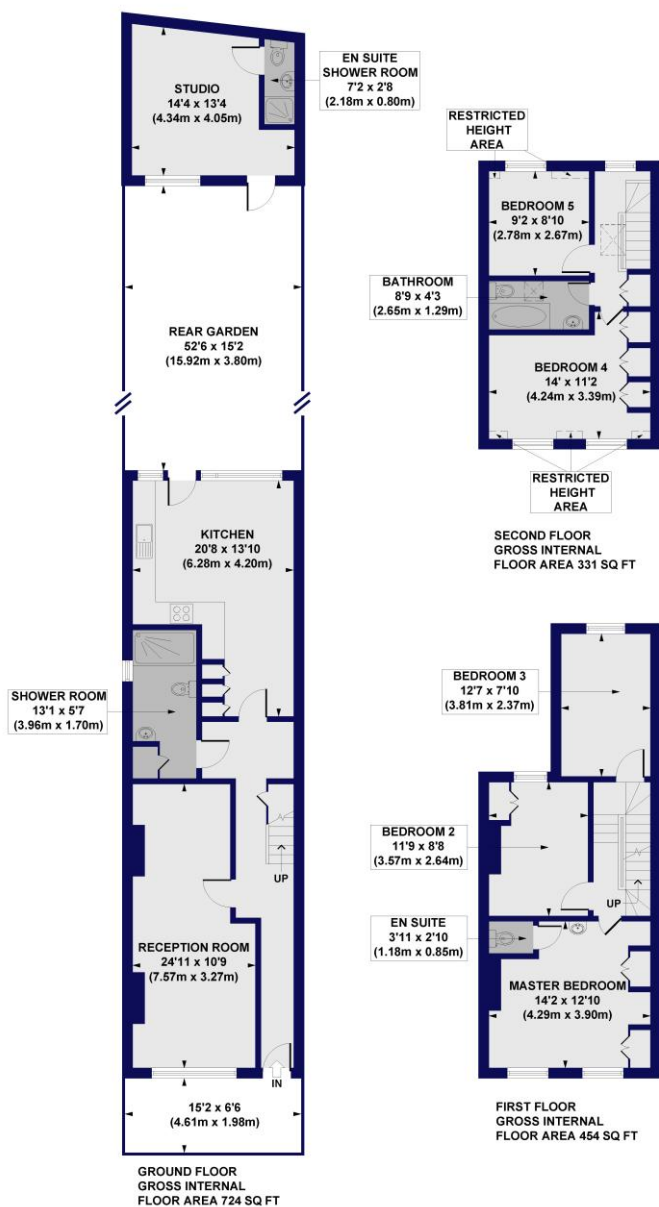
Stoke Newington Overground is the nearest station, with direct trains to Liverpool Street in around 20 minutes. Manor House tube station is also close by providing links to Central London.





## Yoakley Road, N16

Approx. Gross Internal Floor Area 1686 sq. ft / 156.61 sq. m (Including Restricted Height Area & Studio)  
Approx. Gross Internal Floor Area 1502 sq. ft / 139.52 sq. m (Excluding Restricted Height Area & Studio)



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.