



DUNSMURE ROAD, LONDON, N16

£750,000 LEASEHOLD

**A WELL PRESENTED THREE BEDROOM SPLIT
LEVEL PERIOD CONVERSION SPANNING 1010 SQ.
FT WITH STUNNING PRIVATE GARDEN. N16**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Occupying the ground and lower ground floors, the property boasts generous living spaces, including a spacious reception room, a large kitchen/diner, and high ceilings. Original features, such as stripped floorboards coving and ceiling roses, add character and charm throughout.

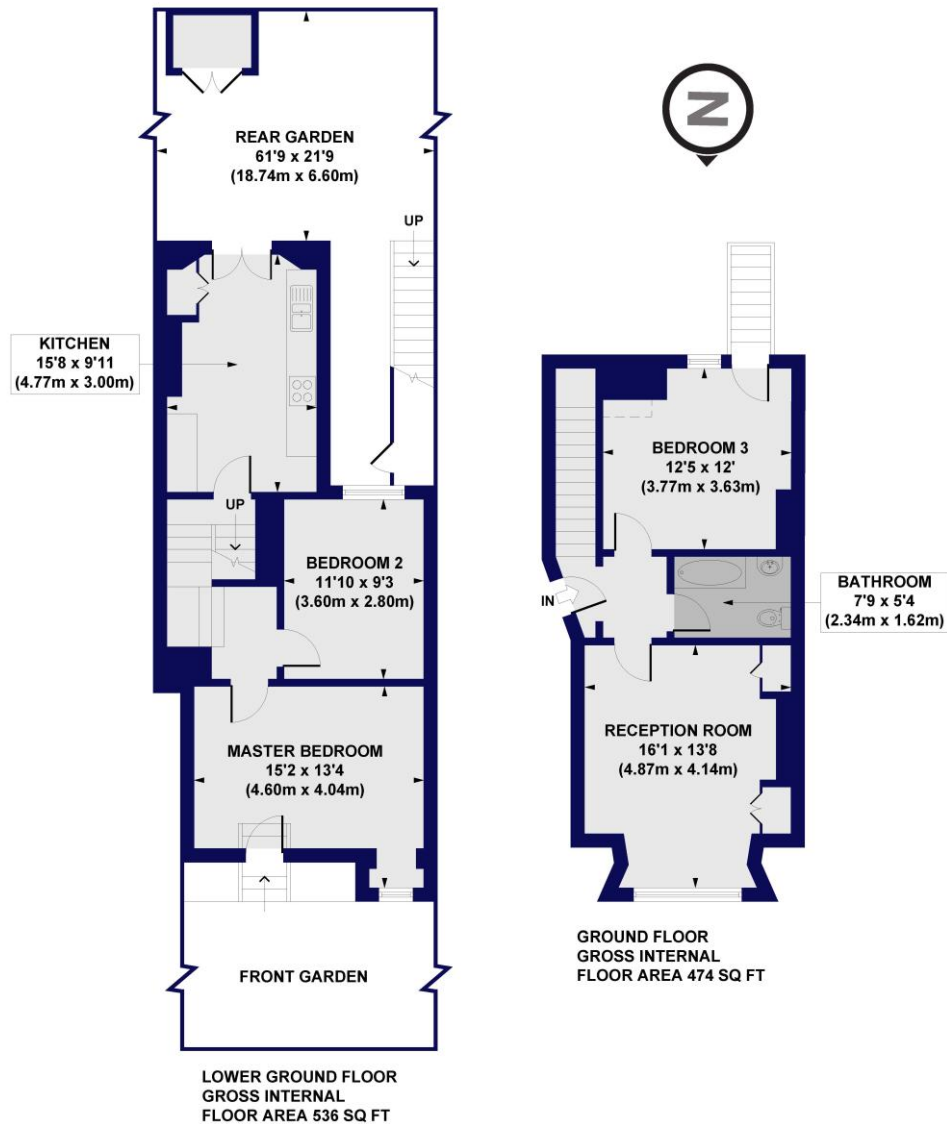
The property comprises three well-proportioned bedrooms, a family bathroom, and the added benefit of sole access to a south-facing garden. The kitchen/dining area opens through French doors onto the garden, creating a seamless indoor-outdoor flow, perfect for entertaining or relaxing.

Transport connections are excellent, with easy access to Stamford Hill Overground station and Stoke Newington Station. Seven Sisters station (Victoria Line) a 5-minute bus ride. South Tottenham (Overground), Manor House (Piccadilly Line), and Finsbury Park (Victoria, Piccadilly, and National Rail) are also easily accessible by bus. Manor House station can also be reached through picturesque routes along the scenic New River. The area boasts multiple green spaces, such as Woodberry Wetlands, Clissold Park, and Hackney Marshes, ideal for outdoor activities. Safe cycling routes into the City and West End further add to the area's appeal.

The property is enviably located in a much sought after residential road, within easy access of Stoke Newington and Stamford Hill stations, as well as numerous regular bus routes. Stoke Newington offers an array of shops and amenities, with Stoke Newington Church Street providing a variety of fashionable bars, cafes and restaurants. The area is well served by excellent local schools and beautiful open spaces including Clissold Park, Abney Park and the Wetlands.



Dunsmure Road, N16
Approx. Gross Internal Floor Area 1010 sq. ft / 93.87 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250045>

Tenure: Leasehold

Term: 149 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were