



LESWIN ROAD, LONDON, N16
£600,000 LEASEHOLD

A stylish, chain-free split-level Victorian home featuring two modern bathrooms and an expansive 23ft open-plan living area in Stoke Newington.

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DESCRIPTION:

A stylish, thoughtfully refurbished two-bedroom split-level home occupying 727 sq. ft across the ground and first floors of an end of terrace Victorian property, offered to the market on a chain-free basis on a quiet, tree-lined residential street in central Stoke Newington.

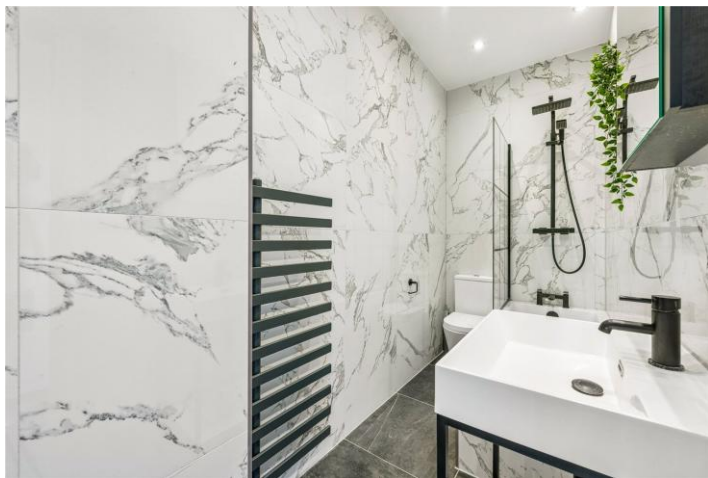
The apartment has been lovingly renovated throughout to maximize space, flow, and natural light. Entering on the ground floor, a welcoming hallway leads through to a generous main bedroom complete with a sleek, contemporary en-suite shower room.

Upstairs on the first floor, the centrepiece of the home is a light-filled 23ft L-shaped open-plan kitchen and reception room. Designed with clear zones for cooking, dining, and lounging, it creates an outstanding environment for entertaining. The kitchen itself is finished to a high standard with integrated appliances, tiled splashbacks, and generous worktop space. To the rear sits a bright second double bedroom overlooking neighbouring gardens, alongside a modern full bathroom suite. Further benefits include access to loft storage and a long remaining lease.

Situated on Leswin Road, the property is ideally located just a short walk from the eclectic mix of independent shops, bars, and restaurants along Stoke Newington High Street and Church Street, as well as the vibrant nightlife and dining spot along Kingsland Road in Dalston. The atmospheric green open spaces of Abney Park, Clissold Park, and Stoke Newington Common are all within easy reach. Swift connections into the City and West End are provided by Rectory Road station (Overground), offering direct links straight into London Liverpool Street, alongside excellent bus routes running frequently along Stoke Newington High Street and Kingsland Road.

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.

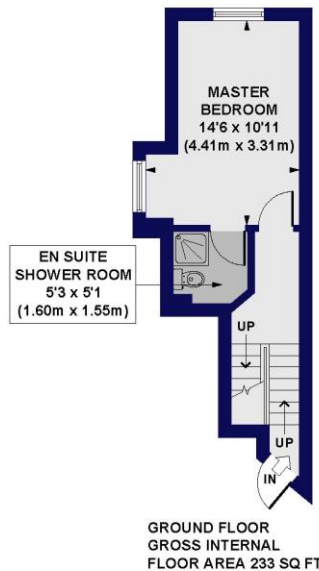
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Approx. Gross Internal Floor Area 727 sq. ft / 67.60 sq. m



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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL240408>

Tenure: Leasehold

Term: 109 year and 0 months (Subject to change)

Service Charge: £648 per annum (approx.)

Ground Rent: £250 Annually (Subject to review)

Council Tax Band: C

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.

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