



QUEEN ELIZABETH'S WALK, LONDON, N16
£2,950,000 FREEHOLD

**A STUNNING, FIVE DOUBLE BEDROOM, FOUR
 BATHROOM HOUSE FINISHED TO AN
 IMMACULATE STANDARD IN N16.**

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

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DESCRIPTION:

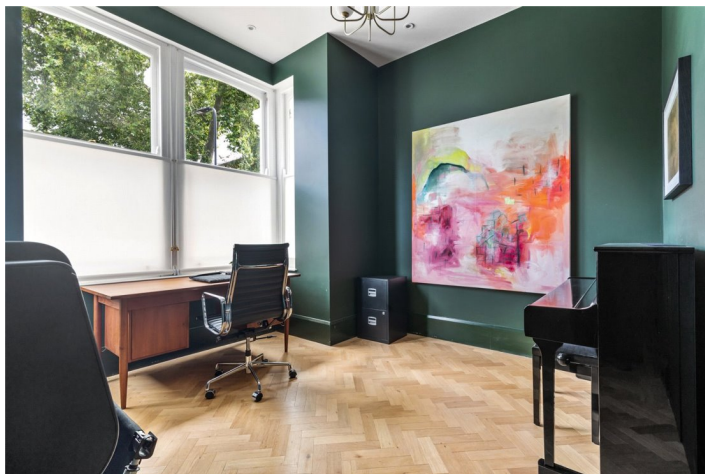
A truly exceptional Victorian end-of-terrace property in Stoke Newington fully rebuilt by the current owners in 2015. Over 3,000 sqft, this property combines period charm with architectural design and technology, including Control4 home automation, Lutron lighting, and a Sonos sound system throughout, delivering the ultimate modern London living experience. The sellers have created their own website for the property - luckyno25.com

Designed for a contemporary lifestyle, the ground floor features a stunning open-plan kitchen and living area with seamless access to a south-west facing garden, perfect for entertaining. A generous garden building offers additional versatile living space, while the ground floor also includes a cleverly designed utility room, additional WC, and a front reception room.

The first floor is dedicated to two luxury ensuite bedrooms, the master is complete with built-in wardrobes and a large bathroom/shower room. The second floor enjoys abundant natural light, currently with dual-aspect windows spanning the full depth of the house, with another family bathroom also located here. The top floor boasts panoramic views over neighbouring gardens, Stoke Newington's chimneys, The Castle, and beyond, alongside a further double bedroom with en-suite. The property is complete with tall ceilings throughout and thoughtful modern features.

Queen Elizabeth's Walk is steeped in history and just moments from Stoke Newington Church Street, offering an eclectic mix of restaurants, bars, and independent design and interior shops. Outdoor enthusiasts will appreciate nearby Clissold Park, with its resident deer, tennis courts, and playground, or Abney Park for serene walks. The Woodberry Down reservoirs provide nature trails, open water swimming, and water sports, while The Castle Climbing Centre, set in a Victorian pump house, is one of London's premier climbing destinations.

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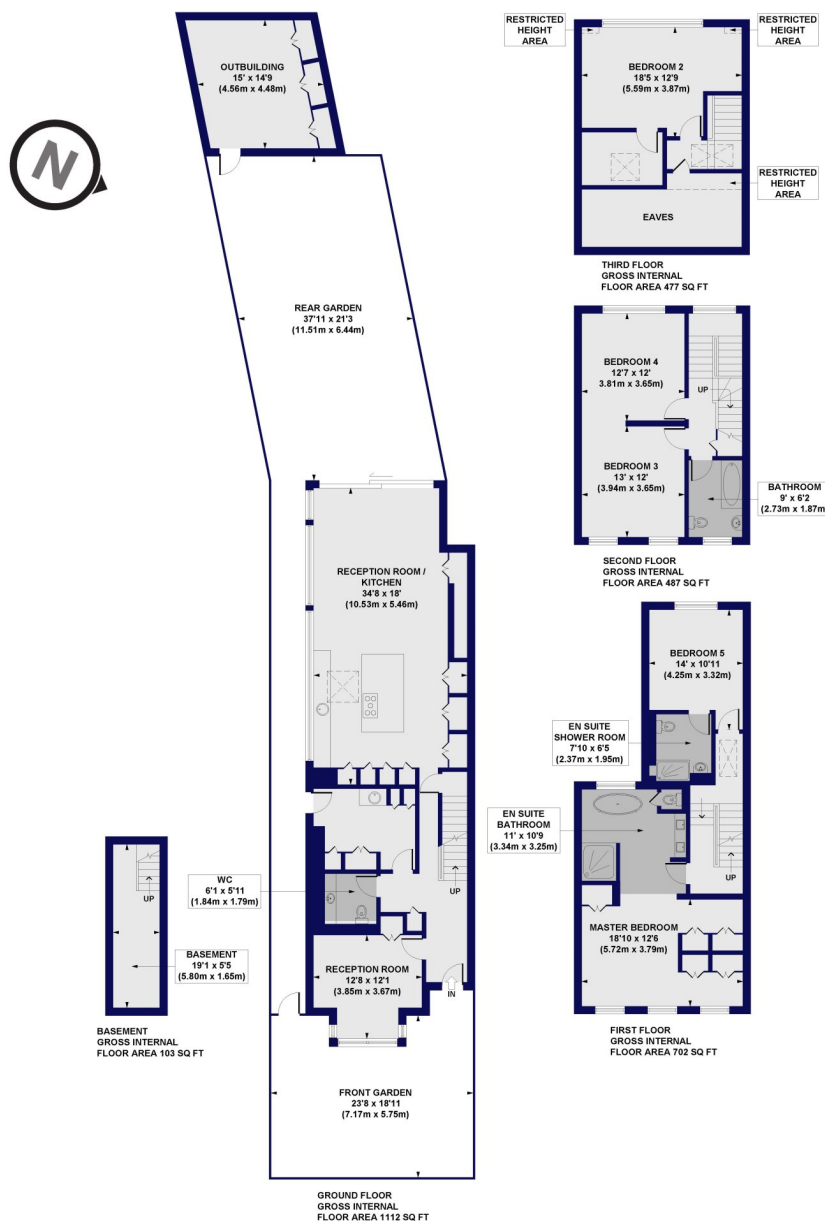


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Queen Elizabeths Walk, N16

Approx. Gross Internal Floor Area 3107 sq. ft / 288.60 sq. m (Including Restricted Height Area, Eaves & Outbuilding)

Approx. Gross Internal Floor Area 2726 sq. ft / 253.29 sq. m (Excluding Restricted Height Area, Eaves & Shed)



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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250001>

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

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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