



PRINCESS MAY ROAD, N16

£1,200,000 FREEHOLD

**CHARACTER-FILLED FOUR BED VICTORIAN HOUSE WITH
POTENTIAL | MOMENTS FROM BUTTERFIELD GREEN & N16**

Stoke Newington | | stokenewington@winkworth.co.uk

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DESCRIPTION:

Set on a quiet residential street perfectly positioned between Stoke Newington and Dalston, this handsome four-bedroom Victorian house spans 1,631 sq. ft over four impressive levels. Brimming with authentic period character—including high ceilings, original timber floorboards, traditional sash windows, and detailed fireplaces—the property offers an exciting blank canvas to update, customize, and add significant value.

The ground floor features an expansive, dual-aspect through-reception and dining space anchored by period tiled fireplaces. To the rear, a generous kitchen leads through to a dedicated utility room and guest WC, with direct access out to a private, low-maintenance rear garden. Upstairs, four versatile bedrooms are arranged over two levels, including a spacious main bedroom spanning the full front width of the house, complemented by a large top-floor family bathroom. A 212 sq. ft basement store room provides exceptional additional storage.

The location seamlessly blends green space, vibrant local dining, and family practicalities. Moments from the peaceful retreat of Butterfield Green and a short walk to the independent shops and cafes of Stoke Newington Church Street, the home is equally handy for Dalston's celebrated indie eateries and trendy neighbourhood bars. Excellent transport links via Dalston Kingsland and Dalston Junction offer swift City access, while the house falls into the catchment for sought-after local schools, including Shacklewell Primary and Stoke Newington School. Offered chain-free.

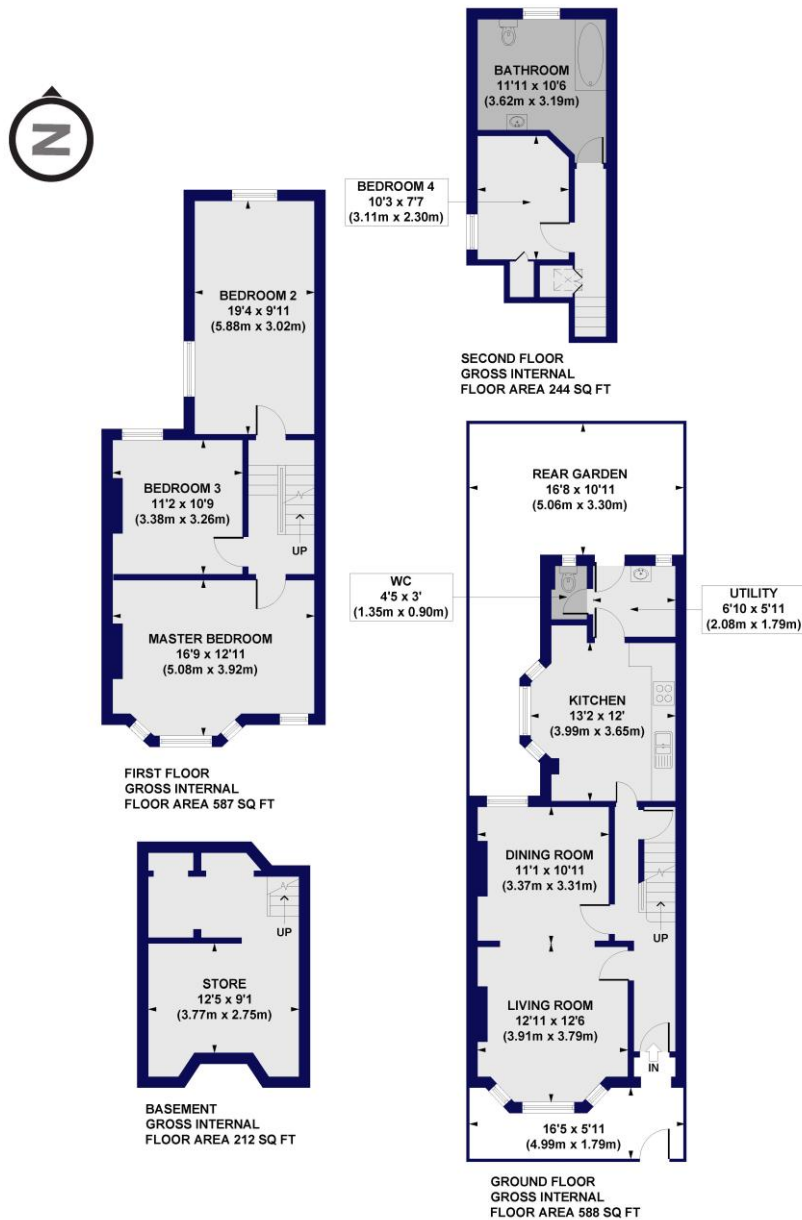
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material are an approximation based on information provided by the client at the time of instruction. The actual cost may be subject to change and we recommend all interested parties carry out their own enquiries.

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Princess May Road, N16
Approx. Gross Internal Floor Area 1631 sq. ft / 151.50 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		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/STK260216>

Tenure: Freehold

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

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: E

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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