



SANDBROOK ROAD, LONDON, N16  
**£7,500 PER MONTH**

## STUNNING FIVE BEDROOM DOUBLE FRONTED HOUSE IN PRIME STOKE NEWINGTON

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

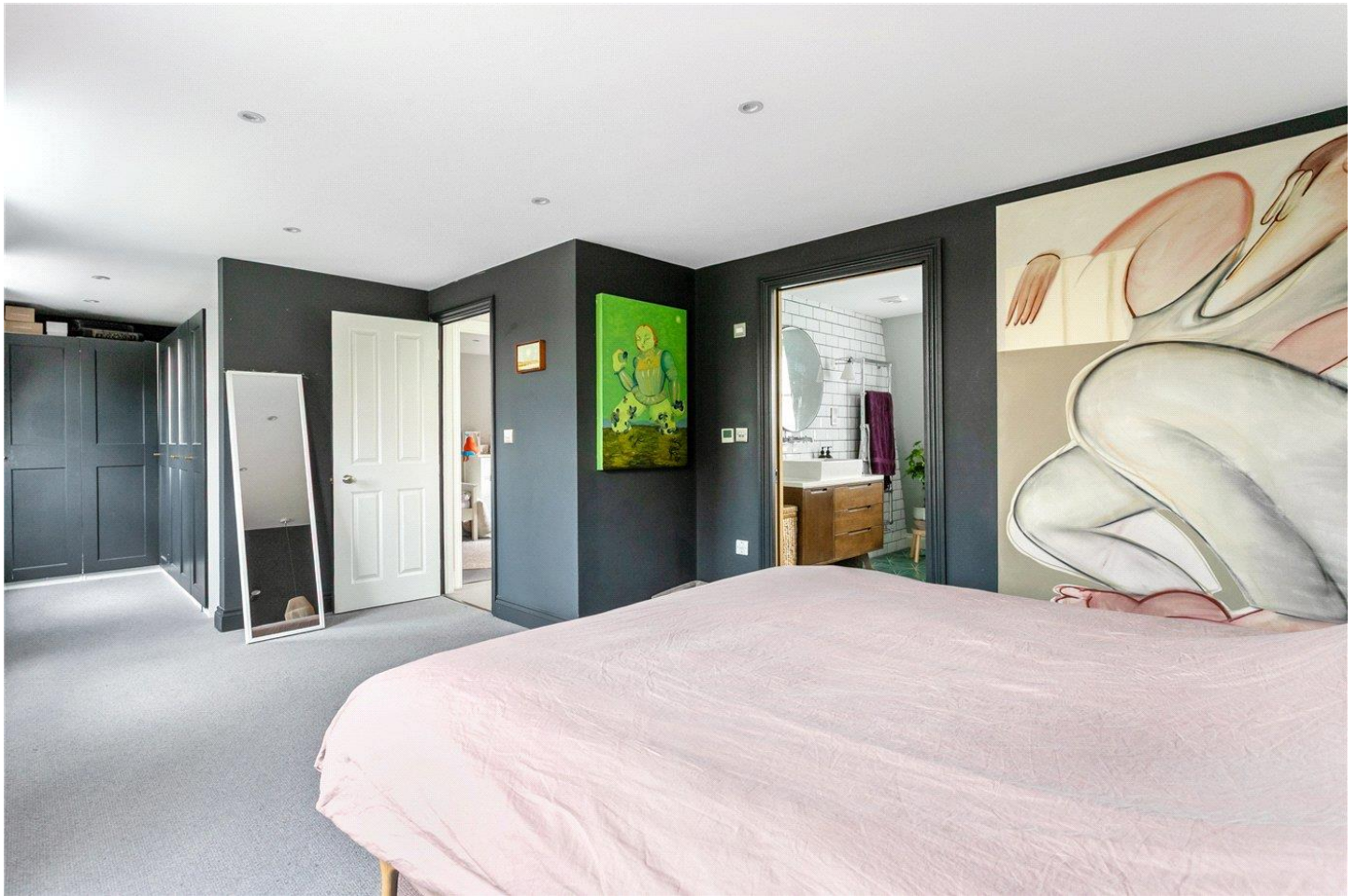
Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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Set on a quiet street, Sandbrook Road is a unique, double-fronted five-bedroom, 3.5 bathroom house offering nearly 2,000sq ft of thoughtfully designed living space.

The ground floor features a modern kitchen fully equipped with integrated appliances, flowing into the privet garden via bi-folding doors, which gets a direct afternoon sun. A spacious dining room sits adjacent to the kitchen, complete with an original fireplace. A double reception room on the other side of the home features a statement glass wall overlooking the garden, as well as a second original fireplace. The architectural feature of a unique glass wall up the staircase, allowing ample natural light into the space.

On the first floor, you'll find three well-proportioned bedrooms. One benefits from its own en-suite, and the others are served by a family bathroom, complete with a walk-in shower and a freestanding bath.

The top floor showcases the expansive master suite, where the full width of the house is truly appreciated. This space includes a walk-in wardrobe, a large bedroom area, and an equally spacious en-suite bathroom. An additional double bedroom completes this floor, making the layout ideal for larger families or those who require flexible working-from-home space.

Perfectly positioned near the vibrant heart of Stoke Newington, Sandbrook Road is just a short walk from the independent shops, cafés, and restaurants of Church Street. Food lovers will appreciate the excellent selection of bakeries, delis, and local pubs while the area's welcoming, creative atmosphere makes it a true community hub. Clissold Park is moments away, offering green open space, a café, tennis courts, and a small animal enclosure. This location also offers convenient access to a range of highly regarded schools and excellent transport links via Canonbury Overground and nearby bus routes, making it a peaceful yet connected place to call home

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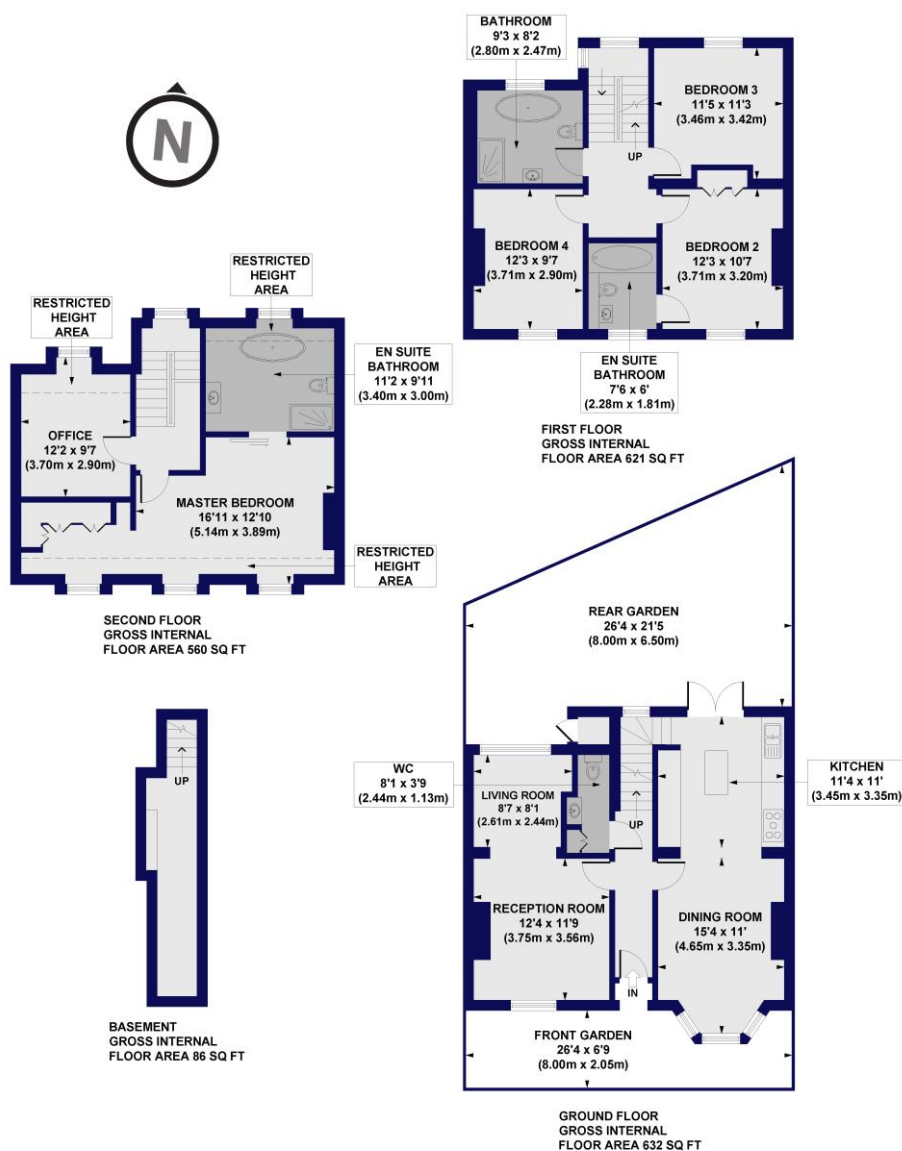


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## Sandbrook Road, N16

Approx. Gross Internal Floor Area 1899 sq. ft / 176.44 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1817 sq. ft / 168.83 sq. m (Excluding Restricted Height Area)



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.

**Deposit:** £10,384.62

**Holding Deposit:** 1 weeks rent

**EPC Rating:** D

**Council Tax Band:** D

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