



SYDNER ROAD, LONDON, N16
£1,330,000 FREEHOLD

AN EXQUISITELY EXTENDED 3-BEDROOM VICTORIAN HOME WITH ARCHITECT-DESIGNED INTERIORS AND GRANTED LOFT PLANNING PERMISSION IN PRIME, N16.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

This exceptional Victorian terraced home on Sydnor Road represents the pinnacle of Stoke Newington living. Extensively and meticulously renovated with an artistic eye, the property masterfully pairs preserved period features—such as original panelled doors, sash windows, and exposed timber flooring—with striking modern interventions. Complete with granted planning permission to extend into the loft, this home offers both immediate luxury and future adaptability.

Upon entering the ground floor, you are greeted by a warm and elegant formal sitting room featuring a deep bay window with traditional column radiators, bespoke alcove cabinetry, and a handsome wooden mantelpiece hosting a cozy wood-burning stove (as captured in [image_0853ef.jpg](#)). This space connects seamlessly to a versatile second reception room characterized by pristine white-painted floors and custom floor-to-ceiling bookshelves, providing an ideal layout for a formal dining space or library (visible in [image_0854c7.jpg](#) and [image_0854a4.jpg](#)).

The rear of the ground floor opens up into a spectacular, light-flooded architectural extension that serves as the heart of the home. Designed with large-format tiled flooring, the space centres around an expansive minimalist kitchen island with an integrated gas range and stainless steel countertops. A massive overhead skylight runs the length of the dining area, while premium, full-height sliding glass doors slide away to reveal a private, leafy rear garden (detailed across [image_08546c.jpg](#), [image_08544e.jpg](#), and [image_085446.jpg](#)). A sleek, modern guest WC is also tucked discreetly off the main hallway.

An elegant staircase with a deep blue panelled contrast wall leads to the upper living quarters. The first floor hosts a spacious, tranquil master bedroom spanning the entire width of the house, featuring immaculate painted floors, custom double wardrobes, and large twin sash windows that bathe the room in morning light (seen in [image_085426.jpg](#)). Two further charming, bright bedrooms are finished with original stripped-pine doors and multi-paned windows looking out across the neighbourhood greenery.

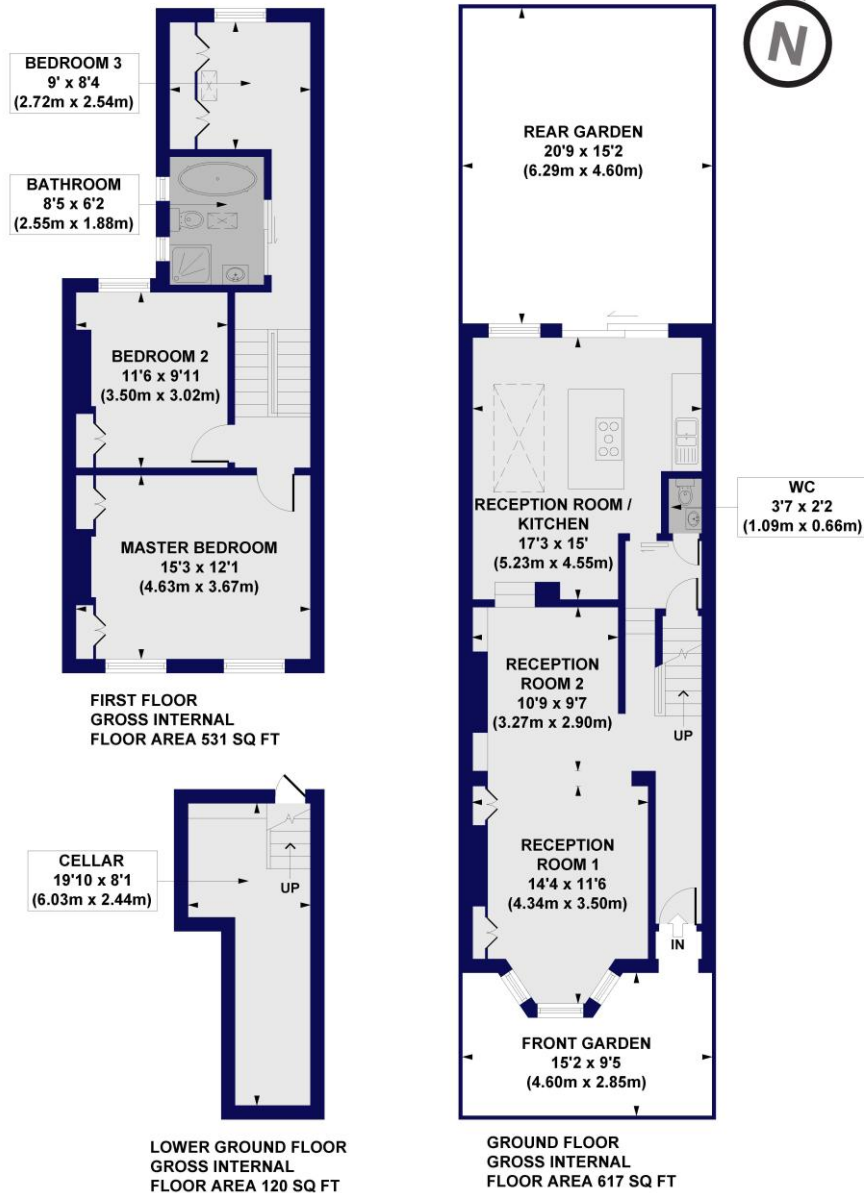
Serving the bedrooms is a triumph of interior design: a micro-cement and tiled family wet room boasting an exquisite free-standing oval bath, matching dual wall-mounted raw brass mixers, a floating stone vanity sink, and an integrated walk-in rainfall shower (showcased in [image_0853d0.png](#)). Completing the accommodation is a fully accessible, dry lower-ground cellar offering 120 sq. ft of premier storage or utility housing.

Sydnor Road is famously regarded as one of Stoke Newington's premier residential enclaves, placing you just a short, vibrant stroll away from the independent boutiques, artisanal bakeries, and renowned eateries along Kingsland Road and Stoke Newington Church Street. The sprawling green acres and sports facilities of Hackney Downs are practically on your doorstep, offering a perfect urban escape. Additionally, the home sits within the strict catchment boundaries of several highly sought-after Ofsted 'Outstanding' schools, with nearby overground and bus links offering swift, direct access straight into the City and West End.



Sydney Road, N16

Approx. Gross Internal Floor Area 1268 sq. ft / 117.84 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		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260075>

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.