



VICTORIAN GROVE, LONDON, N16
£650,000 LEASEHOLD

**A WELL PRESENTED THREE-BEDROOM SPLIT-LEVEL
MAISONETTE WITH GARDEN AND CONSERVATORY IN
PRIME STOKE NEWINGTON LOCATION, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Set on a tree-lined street in the heart of Stoke Newington, this vibrant three-bedroom split-level maisonette delivers an impressive 791 sq. ft (73.5 sq. m) of smartly proportioned, light-filled living space.

The ground floor opens via a generous entrance hall into a contemporary, fully fitted kitchen complete with stainless steel finishes and ample counter space. Moving through, the vast 14-foot lounge and dining room forms the social hub of the home, cleverly designed with a quiet, dedicated home office nook tucked to the side. Floor-to-ceiling glass leads into a bright conservatory extension, which flows out to a private, low-maintenance garden terrace enclosed by lush greenery.

Upstairs, the split-level layout accommodates three versatile bedrooms, a modern bathroom with grey vanity units, a separate toilet and three substantial built-in storage cupboards off the landing.

Superbly situated on Victorian Grove, the property places you just moments from the famed eateries of Church Street, the open spaces of Clissold Park, and swift transport connections into the City and West End. Rectory Road Overground (0.4 miles) offers direct access to Liverpool Street and The City in under 15 minutes, while Dalston Kingsland (0.7 miles) provides easy connections to Stratford Westfield and West London. A variety of bus routes further enhance accessibility to surrounding areas.

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.



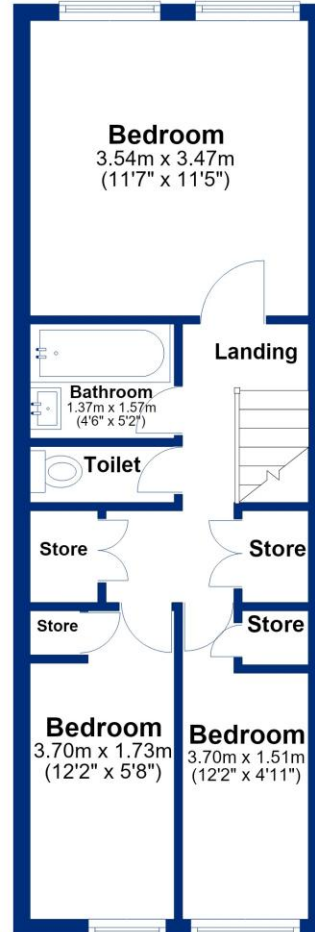
Ground Floor

Approx. 37.3 sq. metres (401.3 sq. feet)
(excluding Garden)



First Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



Total area: approx. 73.5 sq. metres (791.2 sq. feet)

Victorian Grove

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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	73 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260219>

Tenure: Leasehold

Term: 88 year and 0 months (Subject to change)

Service Charge: £1764 per annum (approx.)

Ground Rent: £ 9 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.