



CARYSFORT ROAD, LONDON, N16
£1,550,000 FREEHOLD

**A GORGEOUS FOUR BEDROOM VICTORIAN HOUSE
OFFERING 1,841 SQ FT OVER FOUR FLOORS WITH
PERIOD FEATURES AND A PRIVATE GARDEN, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A well-presented four bedroom Victorian house offering approximately 1,841 sq ft of accommodation arranged over four floors, with a good balance of period character and practical living space. The property has a large through reception room, an extended kitchen and dining room, two bathrooms, useful basement storage and a private rear garden.

The ground floor provides a large reception room, benefiting from high ceilings and a range of original period features. This area leads through to the extended kitchen and dining area, creating a more open and practical part of the house for everyday use and hosting. The kitchen is fitted with a good range of wall and base units, with space for dining and direct access onto the rear garden.

There are three bedrooms on the first floor together with the main family bathroom. The principal bedroom is a generous double with good proportions, while the additional bedrooms provide flexibility for children, guests or use as a home office.

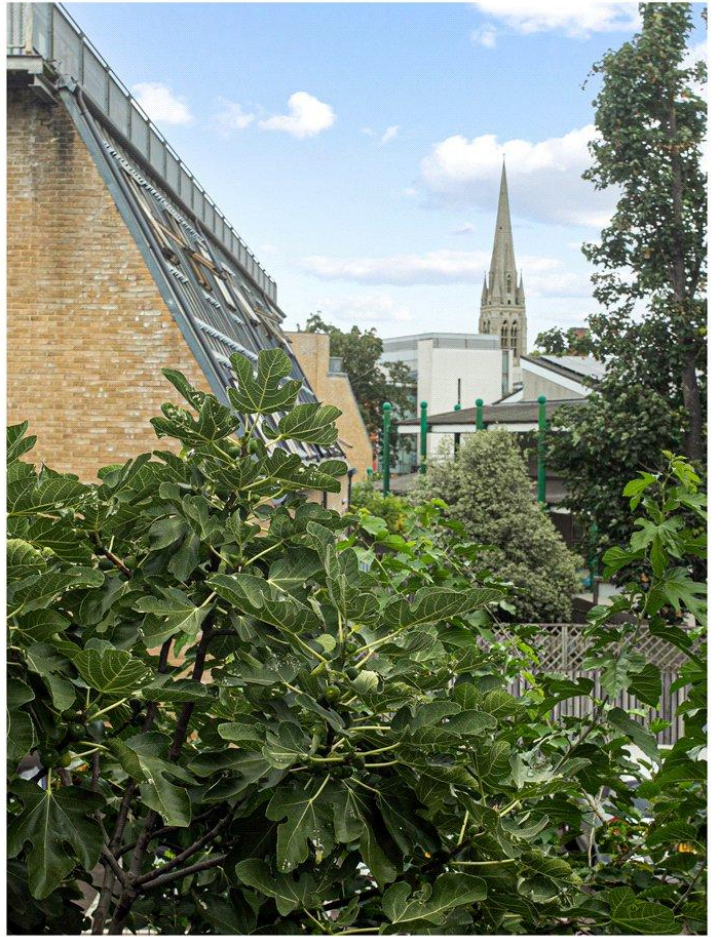
The second floor has a further double bedroom and a large second bathroom, making this a useful arrangement for families and providing a degree of separation from the main bedroom accommodation. There is also a basement which provides valuable additional storage.

A number of original Victorian features have been retained throughout the house, including fireplaces, cornicing, ceiling details and period joinery. These sit alongside updates carried out by the current owners, resulting in a house which retains its original character while providing comfortable and practical accommodation.

The rear garden provides a private outdoor space directly accessed from the kitchen and dining area. It offers a useful extension of the living space during the warmer months and is well suited to outdoor dining and entertaining.

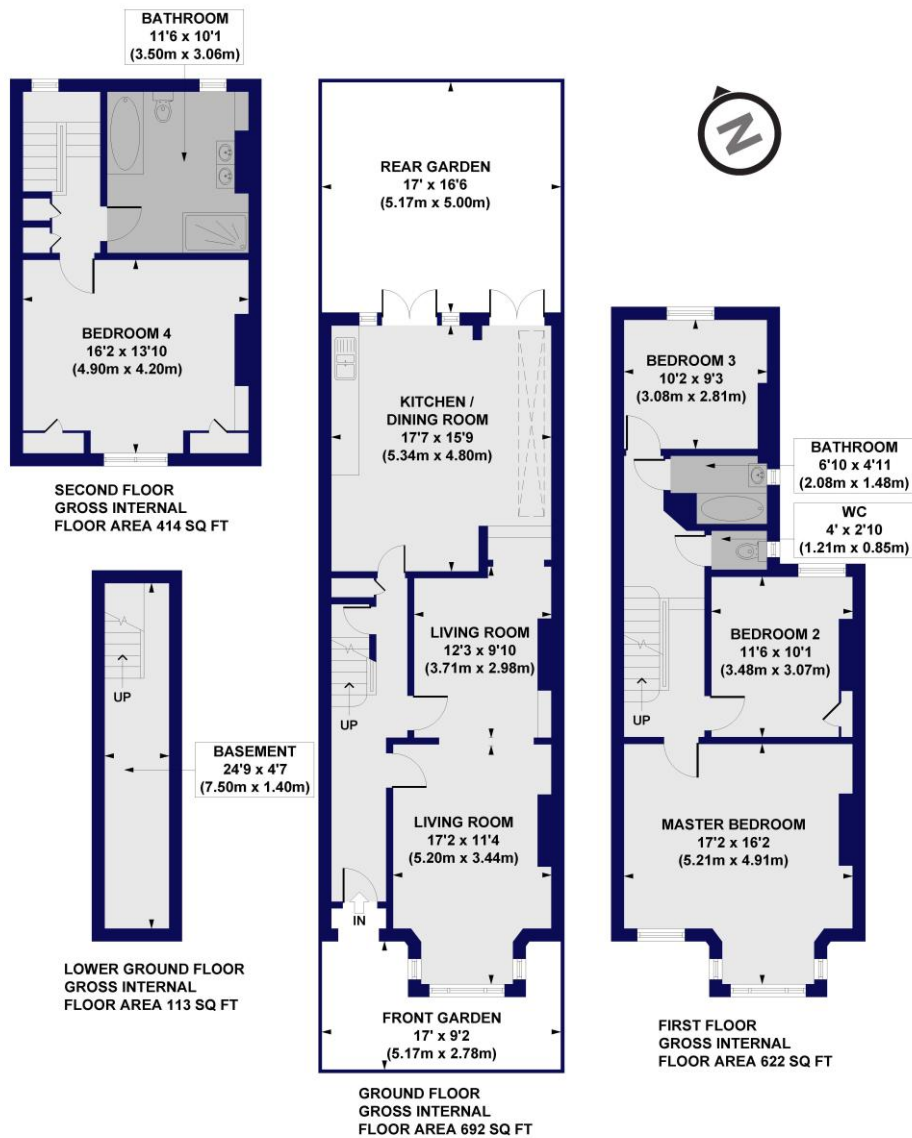
Carysfort Road is widely regarded as one of Stoke Newington's premier residential addresses. Perfectly positioned moments from the open green spaces of Clissold Park and within easy reach of the independent cafés, restaurants and boutiques of Church Street and Newington Green, the location offers the very best of village-style living with excellent connections into the City and West End.

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.



Carysfort Road, N16

Approx. Gross Internal Floor Area 1841 sq. ft / 171.05 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	73 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260143>

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: 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.