



CLISSOLD CRESCENT, LONDON, N16
£1,620,000 FREEHOLD

**A HANDSOME VICTORIAN FAMILY HOME OF
 EXCEPTIONAL CHARACTER, MOMENTS FROM
 CLISSOLD PARK, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Occupying a prime position at the Clissold Park end of the highly sought-after Clissold Crescent, this handsome four-bedroom Victorian family home offers circa 1,800 sq. ft of beautifully proportioned accommodation arranged over four levels, together with a private rear garden and an abundance of original period features.

Having been carefully maintained and sympathetically improved over the years, the property presents as a warm and welcoming family home, retaining much of its Victorian charm while providing practical accommodation for modern living.

The ground floor comprises an elegant bay-fronted reception room with impressive ceiling heights and attractive period detailing, a separate dining room ideal for entertaining, and a spacious kitchen to the rear with adjoining utility area. The kitchen enjoys direct access to the private garden, creating an excellent connection between the internal living space and the outdoors.

The upper floors provide four well-proportioned double bedrooms, including a generous principal bedroom, alongside a family bathroom and separate WC. A useful cellar offers valuable storage space and further flexibility.

Throughout the house, a wealth of original features has been beautifully preserved, including ornate cornicing, ceiling roses, decorative fireplaces, stained-glass detailing and the original staircase. Large sash windows flood the accommodation with natural light, while the generous room proportions and high ceilings create a wonderful sense of space throughout.

To the rear, the mature private garden provides a peaceful retreat, with established planting and ample space for outdoor dining, entertaining and family enjoyment.

Clissold Crescent 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.

A rare opportunity to acquire a substantial Victorian family home of considerable character in one of North London's most desirable locations.

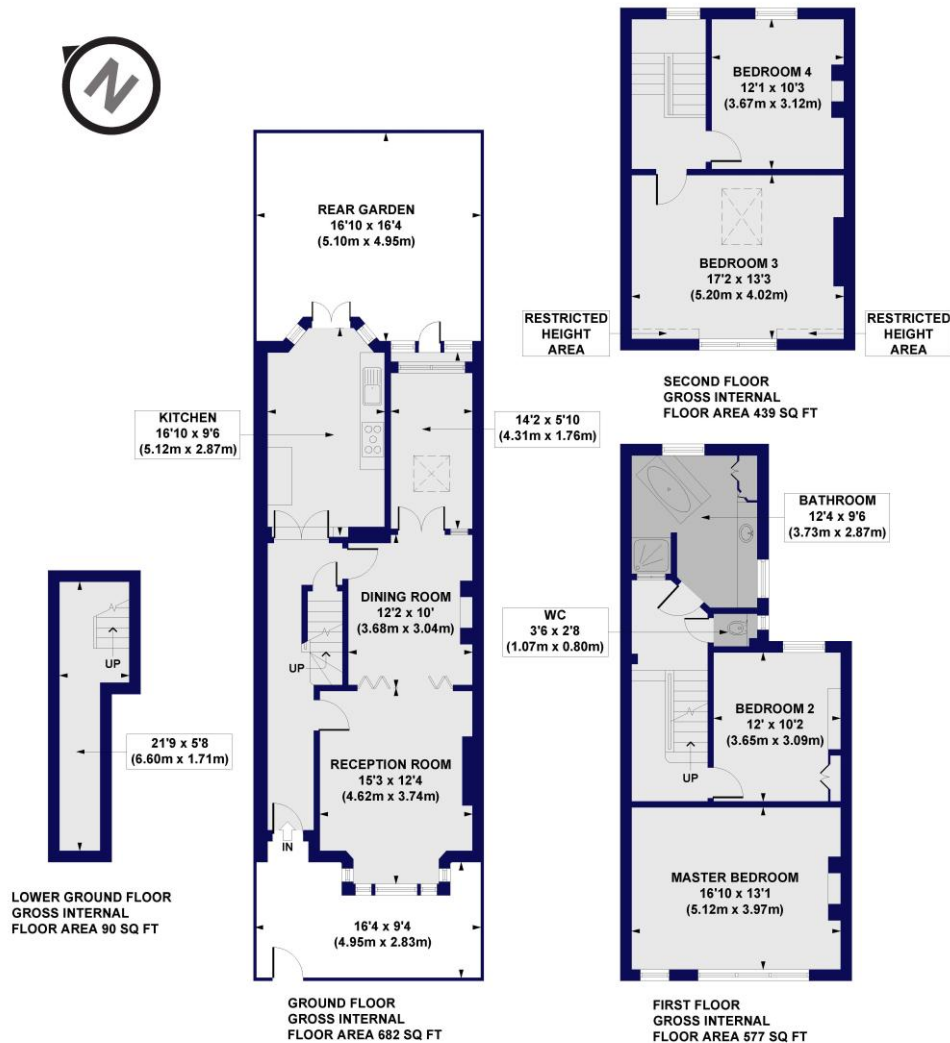
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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



Clissold Crescent, N16

Approx. Gross Internal Floor Area 1788 sq. ft / 165.32 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1771 sq. ft / 164.50 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.

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/STK260130>

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.