



NEVILL ROAD, LONDON, N16
£1,500,000 FREEHOLD

AN ABSOLUTELY STUNNING, FOUR-BEDROOM PERIOD HOUSE SET OVER FOUR FLOORS AND SPANNING OVER 1,600 SQ FT SITUATED ON A BEAUTIFUL RESIDENTIAL STREET IN STOKE NEWINGTON, N16.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Occupying a peaceful position on the sought after Nevill Road, this handsome four bedroom Victorian family home offers over 1,600 sq. ft of beautifully arranged accommodation across four levels, together with a large private rear garden in the heart of Stoke Newington.

Having been thoughtfully maintained and improved over the years, the property offers an excellent balance of period character and contemporary living, with generous room proportions and a versatile layout perfectly suited to modern family life.

The raised ground floor comprises two elegant spaces, connected by original double doors that can be opened to create one impressive entertaining space or closed to provide two separate reception rooms. The principal reception enjoys a beautiful bay window, high ceilings, decorative cornicing and an attractive original fireplace, while the rear reception provides an ideal family room, home office or formal dining room with views towards the garden. A Guest W/C completes the floor.

Stairs lead down to the impressive lower ground floor where a beautifully appointed Plain English kitchen sits alongside a spacious dining area. Finished with herringbone wood flooring and striking Crittall style doors opening directly onto the garden. This floor also benefits from a separate utility room.

The first floor provides a generous principal bedroom, together with a further bedroom benefitting from access to a private balcony overlooking the rear garden and a well-appointed bathroom. The top floor offers two additional double bedrooms and a stylish family bathroom, creating flexible accommodation for growing families, guests or those working from home.

A true highlight of the home is the large private rear garden. Beautifully green and wonderfully private, it features a generous terrace for outdoor dining, mature planting and a tranquil pond, providing a peaceful retreat rarely found so close to the heart of Stoke Newington.

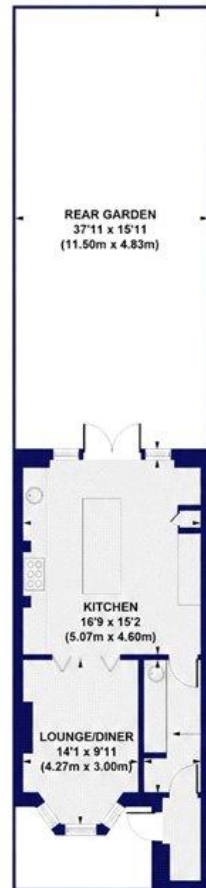
Nevill Road is a quiet residential street with no through traffic, perfectly positioned moments from Butterfield Green and the cafes of Allen Road. Stoke Newington Church Street is just a short walk away, offering an excellent selection of independent cafés, restaurants, boutiques and everyday amenities. Clissold Park and Newington Green are both within easy reach, while Dalston Kingsland and Dalston Junction Overground stations, together with numerous bus routes, provide convenient connections into the City, Angel and the West End.

A rare opportunity to acquire a substantial Victorian family home on one of Stoke Newington's most desirable residential streets.

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.



Nevill Road, N16
Approx. Gross Internal Floor Area 1627 sq. ft / 151.12 sq. m



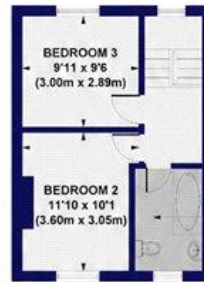
REAR GARDEN
 37'11 x 15'11
 (11.50m x 4.63m)

KITCHEN
 16'9 x 15'2
 (5.07m x 4.60m)

LOUNGE/DINER
 14'1 x 9'11
 (4.27m x 3.00m)

SHOWER ROOM
 6'11 x 3'11
 (2.09m x 1.20m)

11'4 x 4'11
 (3.45m x 1.49m)



BEDROOM 3
 9'11 x 9'6
 (3.00m x 2.89m)

BEDROOM 2
 11'10 x 10'1
 (3.60m x 3.05m)

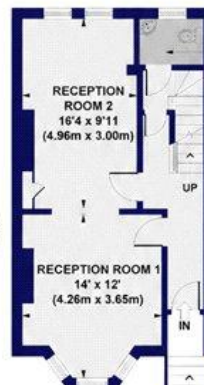
BATHROOM
 8'9 x 5'7
 (2.66m x 1.70m)



BALCONY
 17' x 4'3
 (5.16m x 1.30m)

BEDROOM 4
 9'11 x 7'9
 (3.00m x 2.34m)

MASTER BEDROOM
 15'8 x 11'9
 (4.75m x 3.57m)



WC
 5'8 x 3'11
 (1.67m x 1.20m)

RECEPTION ROOM 2
 16'4 x 9'11
 (4.96m x 3.00m)

RECEPTION ROOM 1
 14' x 12'
 (4.26m x 3.65m)

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/STK260210>

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.