



NEVILL ROAD, STOKE NEWINGTON, LONDON, N16
£1,800,000 FREEHOLD

A GRAND FORMER PUBLIC HOUSE WITH LARGE COURTYARD GARDEN AND APPROVED PLANNING CONSENT FOR FIVE FLATS

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DESCRIPTION:

The Nevill is an iconic former Victorian public house which was converted to residential use over 30 years ago. Set on a prominent corner plot amongst tree lined roads and attractive terraced houses just south of Church Street, the property offers an abundance of space across four floors and currently stand in excess of 4300sqft in its current form. Approved planning consent has been granted (application number 2023/0038/PA) to convert the building into five flats with the addition of a mansard conversion but would equally make a unique and exciting, substantial family home.

Currently, the building is utilised as a nine bedroom residence with large communal living and dining space on the ground floor alongside three bedrooms and a sizable basement which is being used a workshop and darkroom. The first floor is flooded in natural light through large windows whilst high ceilings emphasise the feeling of space. Two double bedrooms, living room with access to a private terrace and shower room with separate wc are located on this level whilst the second floor houses a further four double bedrooms and family sized bathroom.

A large courtyard garden is located to the side of the property with direct off street access from Osterley road.

The Nevill is located on the corner of Nevill road and Osterley road and is located just moments from the hugely desirable Church Street which is well known for its excellent selection of cafes, bars, and independent design and homeware shops. Stoke Newington staples such as Spence bakery, Meat N16, The Good Egg and Whole Foods are hugely popular amongst locals whilst bars such as the Auld Shillelagh, The Prince and The Clarence draw crowds from a far.

Newington Green and Dalston are within easy reach offering a diverse selection of restaurants and shops alongside some great transport links. Dalston Kingsland provides overground services to Highbury & Islington station and Shoreditch overground whilst Rectory road is located 0.6 miles away and offers services to Liverpool street in only 13 minutes.

Alongside a wonderfully convenient location, the building is also set within the catchment for a number of well-respected primary schools including Betty Layward and Grasmere Primary and is also just short distance to both Clissold Park with its resident deer herd and Abney Park and cemetery. For the outdoor enthusiast, the reservoirs at Woodberry Down provide sailing and open water swimming whilst some of the best climbing in London can be found in the Castle climbing centre.

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*planning consent can be found on the Hackney portal or alternatively please enquire for further details.

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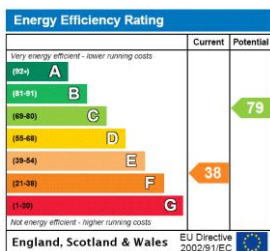
Approx. Gross Internal Floor Area 4361 sq. ft / 405.16 sq. m



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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.



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