



WEST BANK, LONDON, N16

**£1,600,000 FREEHOLD**

**A BEAUTIFUL, FIVE BEDROOM, TWO BATHROOM  
FAMILY HOUSE WITH LARGE PRIVATE GARDEN IN  
N16.**

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## DESCRIPTION:

A sensational, five-bedroom, two-bathroom family home positioned on a quiet, one-way street in N16. Standing at a substantial 2,565 sqft, the current owners have enjoyed the residence for the past 20 years and loved every minute of it. It is packed with original features, bathed in natural light, and surrounded by greenery, making it a tranquil setting for home working, as well as the perfect place for a family.

Set back off the street and entering through your own front garden, you're welcomed into an incredibly ornate hallway, with original Victorian tiles, cornicing and banister. A bright, east facing reception room is positioned at the front of the house, while the dining room and kitchen at the rear of the house both have doors opening out into a true oasis; a rear garden complete with mature shrubs, a patio, grassed areas and standing 1,111 sqft alone. The first floor occupies the master bedroom spanning the full width of the house, with access to a private balcony, perfect for a morning coffee. A fantastic sized second bedroom with a delightful view of the gardens and a modern family sized bathroom conclude the first floor. A further three double bedrooms, contemporary shower room and huge loft space occupy the top two floors. The property is completed with a large basement, ideal for storage, and has ample storage throughout.

West Bank is well situated for excellent transport links into the City and West End, Stoke Newington and Stamford Hill overground stations offer a fast and regular service into Liverpool Street and Seven Sisters. Manor House Tube Station (Piccadilly Line) taking you directly to Heathrow is moments away, and many bus routes run frequently. For the outdoor enthusiast, the nearby Woodberry Down reservoirs provide a tranquil walk or canoe and sailing classes, whilst Clissold Park and Finsbury Park both allow generous green spaces and opportunity for numerous sports activities, alongside the Castle Climbing Centre.

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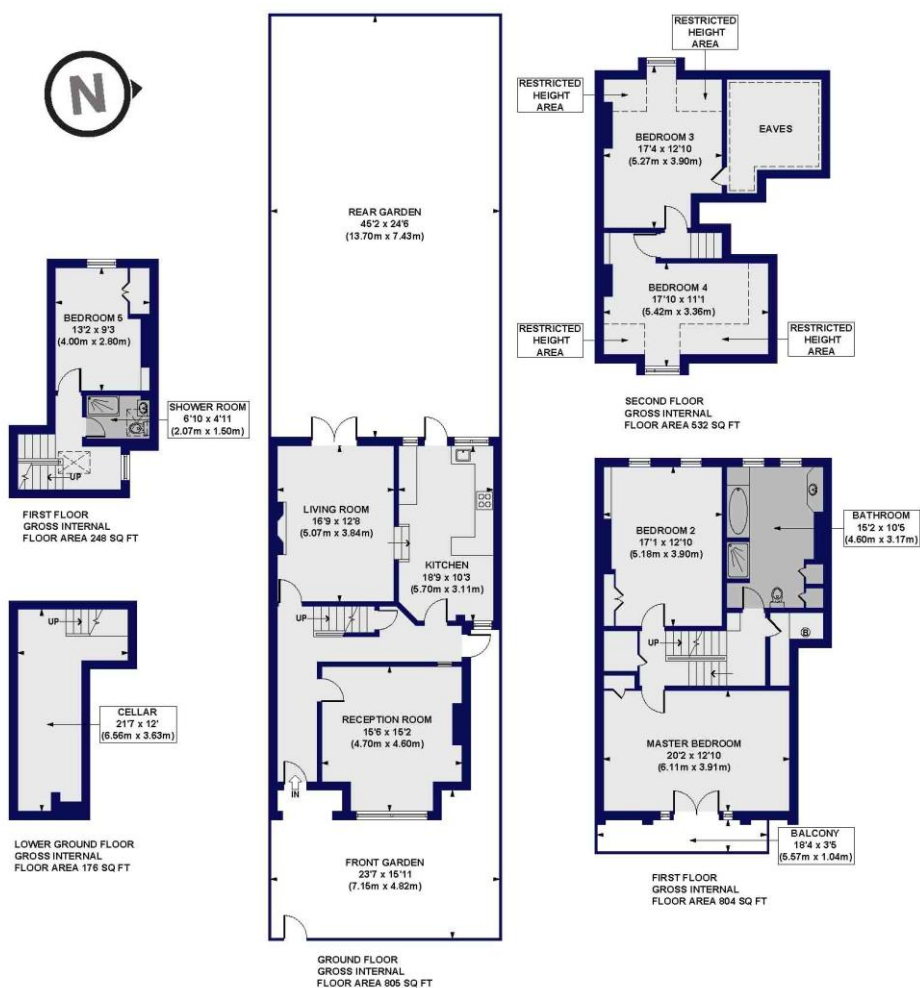




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## West Bank, N16

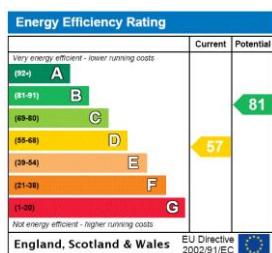
Approx. Gross Internal Floor Area 2565 sq. ft / 238.26 sq. m (Including Restricted Height Area & Eaves)  
Approx. Gross Internal Floor Area 2359 sq. ft / 219.17 sq. m (Excluding Restricted Height Area & Eaves)



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.

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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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