



www.kings-group.net

326 Mare Street
London E8 1HA
Tel: 0208 510 0808

Victorian Grove, London, N16 8EH
Offers In Excess Of £750,000

- Five Double Bedrooms
- Two Reception Rooms
- Bright & Spacious Throughout
- Close To A Multitude of Local Shops & Amenities
- EPC Rating: D

- Four Bathrooms
- Steam Room
- Within A Mile of Rectory Road & Stoke Newington Station
- Ideal Investment Property
- Total Floor Area: 152 SQ.M

Kings Group are delighted to present this bright and spacious FIVE BEDROOM TERRACED HOUSE located on Victorian Grove, N16. The property comprises of two reception rooms, five double bedrooms four bathroom including En- suite shower to bedroom two, full fitted kitchen, an abundance of storage and a garden with temporary Sunroom which is ideal for investors or a large family. Located in the heart of Stoke Newington, the property is within walking distance of Rectory Road Overground Station as well as Stoke Newington Overground Station allowing easy access to the city, as well as bus routes to multiple locations. There are a multitude of fantastic local amenities, places to eat and to shop, as well as bars and restaurants to enjoy as it is very close to Stoke Newington Road and Church Street.

Please call the sales team to book a viewing on 0208 510 0808.

Entrance

Front door to:-

Hallway

Door to reception room and inner hallway

Reception Room Two

20'1" x 7'10" (6.13m x 2.39m)

Double glazed window to front aspect, covered ceiling, single radiator, TV aerial point, phone point, power points, carpeted flooring.

Inner Hallway

Stairs to first floor landing and Doors to:-

W.C

Tiled walls, pedestal wash hand basin, low level W.C, tiled flooring.

Kitchen

12'9" x 11'8" (3.90m x 3.56m)

Double glazed window to rear aspect, single radiator, tiled splash backs, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, gas hob/oven, space for fridge/freezer, plumbed for washing machine, power points, tiled flooring.

First Floor Landing

Stairs to second flooring landing and doors to:-

Reception Room One

14'7" x 11'8" (4.46m x 3.57m)

Double glazed window to front aspect, covered ceiling, single radiator, TV aerial point, phone point, power points, carpeted flooring.

Bathroom

Single radiator, tiled walls, coved ceiling, panel enclosed Jacuzzi with mixer tap and shower attachment, wash hand basin, low level W.C, extractor fan, tiled flooring.

Bedroom One

11'8" x 11'6" (3.57m x 3.53m)

Double glazed windows to rear aspect, coved ceiling, single radiator, power points, carpeted flooring

Second Floor Landing

Stairs to Third floor landing, storage cupboard and doors to:-

Bedroom Two

15'2" x 11'6" (4.63m x 3.52m)

Double glazed windows to front aspect, coved ceiling, single radiator, power points, carpeted flooring

En-suite

Tiled walls, Steam Room, wash hand basin, low level W.C, tiled flooring.

Bedroom Three

11'8" x 11'6" (3.57m x 3.53m)

Double glazed windows to rear aspect, coved ceiling, single radiator, power points, carpeted flooring

Third Floor Landing

Doors to:-

Bedroom Four

15'2" x 11'6" (4.63m x 3.52m)

Double glazed windows to front aspect, coved ceiling, single radiator, power points, carpeted flooring

Bedroom Five

11'8" x 11'6" (3.57m x 3.53m)

Double glazed windows to rear aspect, coved ceiling, single radiator, power points, carpeted flooring

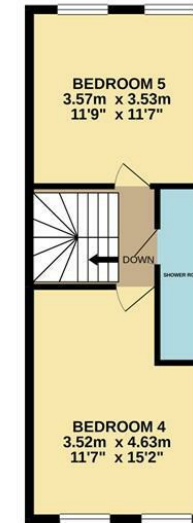
Shower Room

Tiled walls, shower cubicle, wash hand basin with mixer tap and vanity unit under low level W.C, tiled flooring.

Temporary Sunroom / Garden







TOTAL FLOOR AREA : 152.0 sq.m. (1636 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2021

