



Grayling Road Stoke Newington, London N16

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PROPERTY AGENTS

Grayling Road

Stoke Newington

London N16

Fabulous extended four bedroom Victorian terraced house in a sought-after location moments from Church Street, Clissold Park and popular local schools.



DESCRIPTION

Effortlessly combining beautiful period and contemporary features, this bright and stylish family home offers generous living and entertaining space throughout. The property further benefits from having just been completely rewired (including the garden and outbuilding), totally redecorated, and the extensive addition of new spotlighting.

The accommodation comprises on the ground floor an elegant double reception room with bay window, folding interconnecting doors, period fireplace and wood-burning stove; to the rear a stunning kitchen-dining room features smart modern units, a central work-island, breakfast bar and quality integrated appliances. Twin sets of French doors open onto a delightful manicured garden (60' approx.) replete with attractive trees and shrubs framed by an elevated studio/office space with WC and its own veranda.

Back in the house, the basement is put to good use by the addition of a large utility room, huge cellar and further WC.

The first floor provides a family bathroom and three double bedrooms including an extra spacious bedroom to the front. Finally, the top floor boasts a grand split-level principal bedroom with ensuite wet-room, feature brickwork chimney breast and Juliet balcony with leafy garden views.

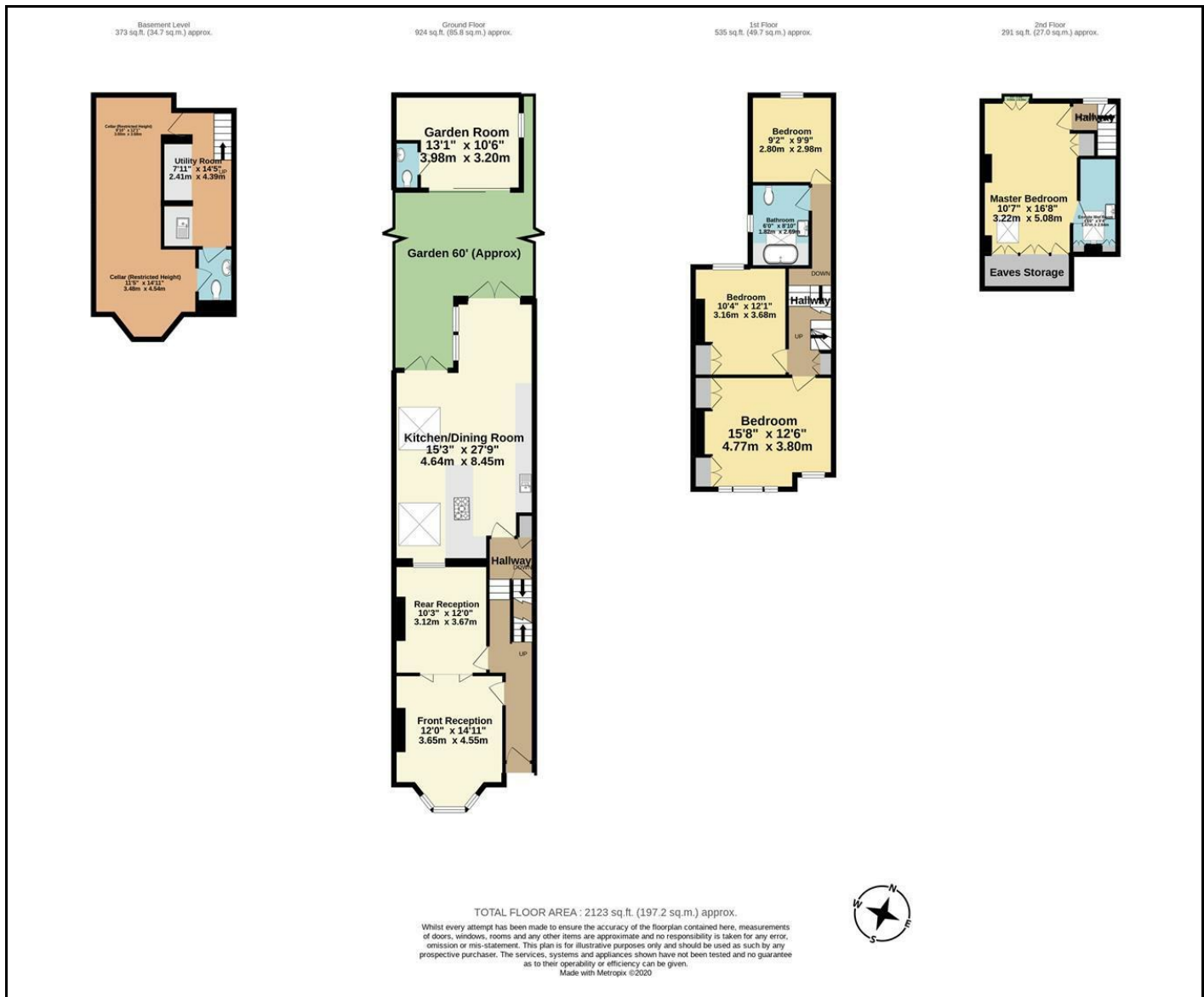
Grayling Road is a wide tree-lined street situated close to leafy Clissold Park and Church Street's impressive array of eateries, independent shops, pubs and coffee bars. There are excellent transport links to The City and West End with numerous good bus routes and trains from Stoke Newington Station (Overground) to Liverpool Street in under fifteen minutes.

Freehold

Asking Price £1,685,000







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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