

A two-story brick semi-detached house with a white bay window and two front doors, one green and one purple. The house features a white decorative surround for the bay window and doorways. The brickwork is a mix of red and brown tones. The sky is clear and blue.

Julian Reid

**100 Yoakley Road, N16 0BB**

Beautifully refurbished and extended late Victorian semi detached house located on a sought after road opposite Grazebrook School and within a short walk of both Stoke Newington Church Street and Clissold Park. [julianreid.co.uk](http://julianreid.co.uk)

**Guide Price £1,600,000**  
**Freehold**

- **5/6 Bedrooms**
- **Council Tax Band: F**
- **EPC Rating: D**
- **Excellent living space**
- **Huge Kitchen/Diner**

Beautifully extended late Victorian semi detached house offering super, bright space in excess of 2200 square feet. Flexible, family accommodation which has been beautifully refurbished, a generous amount of bedrooms, 3 bathrooms, ample work and living space together with a super kitchen/dining room which stretches the entire width of the property and opens onto a very pretty, rear garden. There is also a large cellar for storage. Yoakley Road is an extremely popular residential road running north from Stoke Newington Church Street. The house is opposite and, obviously within the catchment area of Grazebrook Primary School. Regular bus services towards the City and Finsbury Park underground together with Stoke Newington overground station (Liverpool Street 15 minutes) are within easy walking distance as are the wide open spaces of Clissold Park and the vibrant selection of shops, bars and restaurants on Stoke Newington Church Street.



## Yoakley Road,

Approximate Gross Internal Area

Cellar = 392 sq ft / 36.41 sq m  
Ground Floor = 686 sq ft / 63.73 sq m  
Half Ground Floor = 182 sq ft / 16.90 sq m  
First Floor = 541 sq ft / 50.26 sq m  
Second Floor = 492 sq ft / 45.70 sq m  
Total = 2293 sq ft / 213.02 sq m



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Floor plan For Julian Reid

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