



Clonbrock Road, Stoke Newington, London N16

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# Clonbrock Road, Stoke Newington **NI6**

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A wonderful five bedroom family home configured over four storeys on Clonbrock Road, a peaceful residential street in Stoke Newington.

The house has the feel and proportions of a traditional period house but has been reimagined with contemporary features throughout.

There are five double bedrooms, three family bathrooms as well as a guest en suite. Additionally, there is a bright kitchen/dining room with a glass conservatory opening out to a pretty south-facing rear garden.



**Guide price:** £1,695,000

**Tenure:** Available freehold

**Local authority:** London Borough of Hackney

**Council tax band:** D

There is a small cluster of charming shops a short walk away, including Jolene, the Luminary Bakery, the Bodega 50 coffee shop and deli, The Shakespeare pub and La Barca pizzeria. There are several green spaces nearby, as well as Newington Green and Butterfield Green, a mere three minute walk from the house while Abney Cemetery is a six minute walk. Clissold Park with its 56 acres of green space including tennis courts, popular cafes, beautiful lakes, and resident deer is also nearby. Stoke Newington is very popular with young families, in part due to the number of good schools and nurseries in the area. Particularly noteworthy are the Betty Layward Primary, Grasmere Primary and Stoke Newington School and Sixth Form.

Dalston Kingsland, Dalston Junction and Canonbury stations are all within easy reach and run Overground services to Highbury & Islington, Shoreditch High Street and Stratford. Rectory Road is also close by and runs regular services to Liverpool Street in around 15 minutes. There are plenty of good bus connections to Central London.

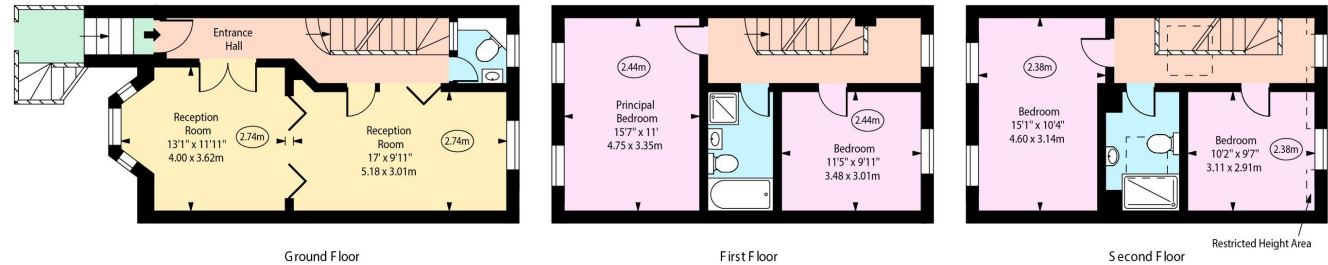
All times and distances are approximate.





Clonbrock Road, N16

○ - Ceiling Height



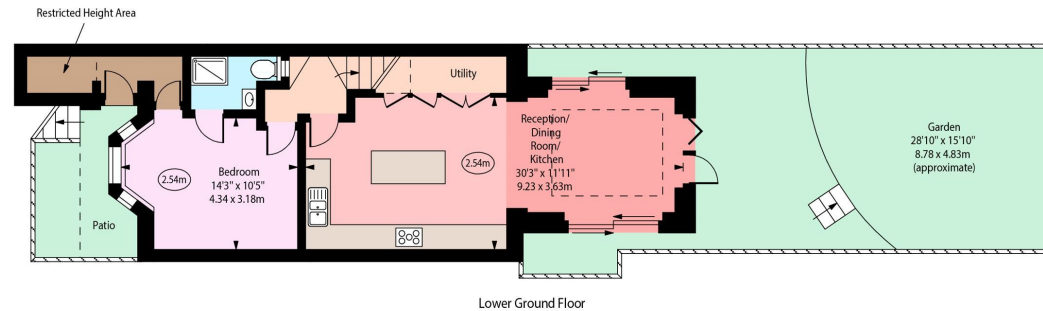
Ground Floor

First Floor

Second Floor

Restricted Height Area

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor

Approx Gross Internal Area 1896 Sq Ft - 176.14 Sq M  
 Approx. Floor Area Including Restricted Heights 1918 Sq Ft - 178.18 Sq M

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