



Amhurst Road, Stoke Newington, London N16



Amhurst Road, Stoke Newington **NI6**

A large five bedroom, Victorian townhouse offering an impressive 3,420 square feet of living space spread across five floors. With five generously sized bedrooms and three bathrooms, this home offers a fantastic opportunity for purchasers looking to stamp their own mark.

Occupying the largest plot on the street, this terraced gem provides unmatched space for living, with a spacious rear garden perfect for outdoor gatherings, relaxation, or even substantial extension potential. The charming period layout features five large double bedrooms and three separate bathrooms, offering ample space for a growing family or the possibility of conversion into multiple flats.



Guide price: £3,000,000

Tenure: Available freehold

Local authority: London Borough of Hackney

Council tax band: F





On the ground floor, you are welcomed by beautifully appointed reception rooms and a study, while the lower ground floor - with its own private entrance - hosts the kitchen alongside an additional living and dining room.

The upper floors feature five well-proportioned bedrooms, two full shower rooms, and a private rooftop terrace with stunning views over the surrounding neighbourhood.

This property offers significant scope for further expansion or conversion into a multi-unit residence, presenting a rare and lucrative investment opportunity.





Location

Located towards the top of Amhurst Road close to the junction of the High Street the property is ideally positioned for local shops, farmer's market and a vibrant selection of bars and restaurants. Being within less than half a mile of Rectory Road Overground station and many bus routes close by offers numerous routes to the City.







Amhurst Road, N16



Approx Gross Internal Area 3420 Sq Ft - 317.72 Sq M

Knight Frank
Islington & King's Cross

Sales
321-322 Upper Street
London N1 2XQ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Sebastian Toy
+44 20 3657 7348
sebastian.toy@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated December 2024. Photographs and videos dated December 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.