



Victorian Grove, Stoke Newington, London **N16**

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This beautiful residence offers excellently appointed and well-planned accommodation measuring in the region of 2000 sq ft of accommodation over three floors.

During the vendors' ownership, the house has been lovingly modified and replanned to an exceptional specification, with the assistance of architectural guidance they have created and maximised the buildings potential to suit the way we choose to live in the 21st Century.

The result incorporates the architectural style and design so desired in a period property.



Guide price: £1,950,000

Tenure: Available freehold

Local authority: London Borough of Hackney

Council tax band: E





The ceiling height throughout is noticeably generous, and the flexibility of the usage of space will appeal to many.

The ground floor incorporates superb living accommodation; off the entrance hall to the right-hand side is a formal reception room, which runs the depth of the house. This room is decorated with Farrow and Ball paint which is partnered by a striking herringbone floor that runs throughout the entire ground floor level. The floor is created from a 100-year-old Black Ofram tree which has been salvaged from Lake Volta in Ghana.

There is a gas living flame stove which is set in front of an exposed brick fireplace with ornate fire surround. There is access to the rear garden by double 'Crittall style' doors. On the opposite side of the house is the kitchen, which is in the front portion, whilst to the rear, is a breakfast/dining area with further fitted storage units along the side wall. Access can also be gained to the rear garden by matching, 'Crittall style' doors. A guest WC completes the accommodation at this level.

On the first floor of the house is the principal bedroom with ensuite bathroom, there are two further double bedrooms and a shower room. All the bedrooms have built in wardrobes and good storage as a result.

The lower floor of the house has been dug out to create a very good ceiling height, and the space offers flexibility. There is a large laundry room, a separate WC in addition to a gym and a larger room that runs the entire depth of the house, which was formally used as a cinema. This room has another gas living flame fire, which is set upon a plinth, there are also useful alcoves and fitted kitchen units with a basin which is set below a stone worktop. This level could easily be utilised in many ways.

The plot is of a good size; there is a small low maintenance garden to the front and a large rear garden which measures approximately 58ft in depth. This is mainly laid to lawn, and there are some mature shrubs and trees, which includes a 200-year-old Mulberry tree.

To the side of the house is off street parking for one motor vehicle.







Location

Victorian Grove is located on the eastern flanks of the N16 postcode, which makes it an ideal location for easy access to the varied and popular amenities that Stoke Newington Church Street and Stoke Newington High Street have to offer. In addition to this, there are several pubs, bars, and eateries to choose from within easy reach, which are found in Stoke Newington and Dalston. There are several bus routes into The City and a choice of Overground stations close by, including Stoke Newington, Dalston Kingsland and Dalston Junction.



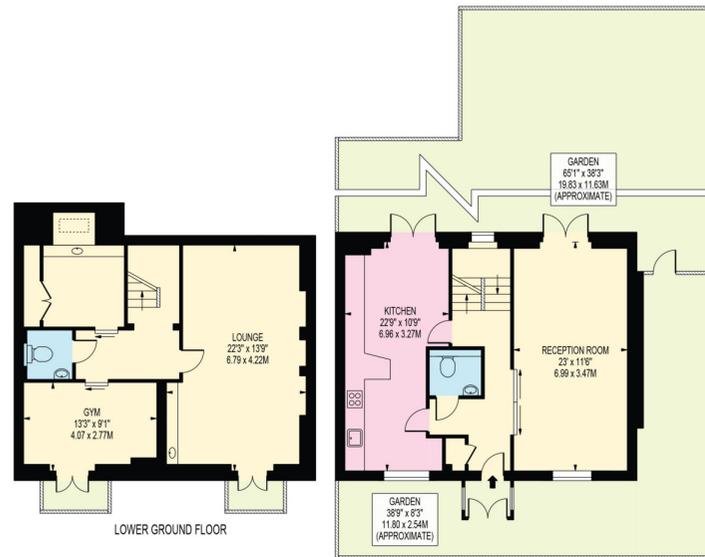


VICTORIAN GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1917 SQ FT - 178.13 SQ M



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

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.

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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.

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Particulars dated January 2024, Photographs and videos dated January 2024.

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