



Winston Road, Newington Green, London N16





Winston Road, Newington Green **NI6**

Part of a handsome Victorian pub conversion, the imposing building stands out amongst the streetscape with its curved frontage and many windows, an indication of the light that flows through the apartment.

Access to the apartment is at first floor level, which leads up to an exceptionally bright living area. Seven large sash windows illuminate the space, while soft-pink walls cast further light around the room. On this floor are two well-proportioned bedrooms with plenty of integrated storage space and cleverly concealed joinery and bespoke wall panelling. The principal bedroom has use of a wonderful en suite shower room with an additional family bathroom adjacent to the second bedroom.



Guide price: £1,700,000

Tenure: Share of freehold plus leasehold, approximately 97 years remaining

Local authority: London Borough of Hackney

Council tax band: E







A light filled staircase leads upstairs, where the third floor is dedicated to the kitchen and dining spaces. The kitchen, with its bespoke dark-gloss cabinetry, granite countertops and integrated appliances, sits adjacent to a dining space that draws in light from the skylit above. The space's idiosyncratic form lends a wonderful versatility; the current owners have the dining table next to bi-fold glass doors that lead to the most wonderful and private south-west facing roof terrace. The terrace further connects to a wrap-around balcony which wraps around the entirety of the third floor.

This is a completely unique apartment in the heart of vibrant Newington Green, full of character, natural light and frankly-a one-off.

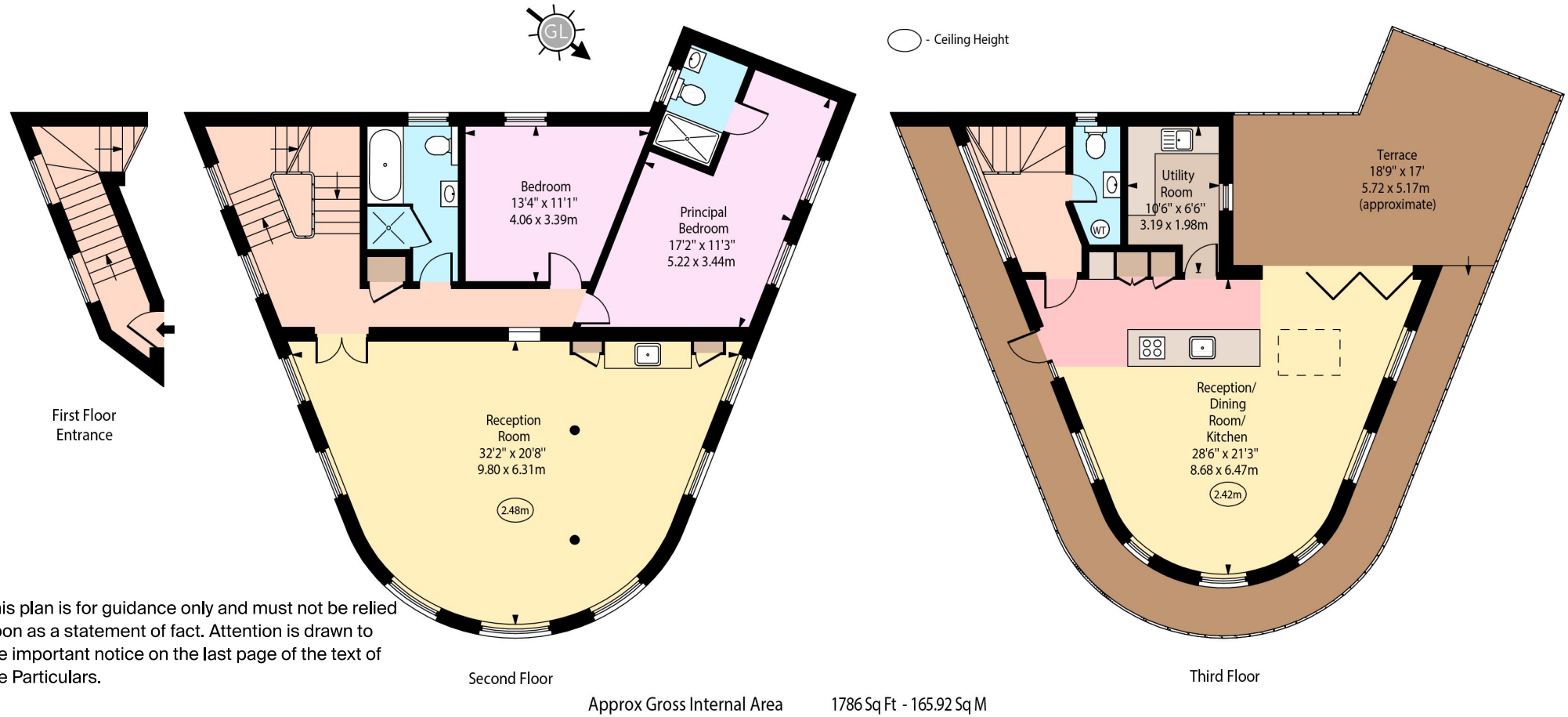
Location

Winston Road is a beautiful tree-lined road. There is a close and active community on the street evidenced by the annual street party with live music. There is an active Facebook group and book club. The local primary schools Grasmere and Betty Layward are Ofsted rated good. Clissold Park provides green open space, and trains to Highbury and East London are frequent from Canonbury. Newington Green is moments away with numerous bars, restaurants and cafes, including the ever popular Perilla restaurant, Lizzy's on the Green & Belle Opoque for coffee, Acoustic Brasserie for Mediterranean cuisine and Trattoria is an excellent pizzeria. Furthermore, there is access to a local butcher, fish monger, cheese monger and vegetable shop; emphasizing the multitude of amenities on offer.





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