



LIDFIELD ROAD, LONDON, N16
£1,500,000 FREEHOLD

**A HANDSOME FOUR BEDROOM VICTORIAN HOUSE
OFFERING OVER 1,700 SQ FT WITH A SECLUDED
COURTYARD GARDEN IN A PRIME N16 LOCATION.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A well-presented four bedroom Victorian house offering approximately 1,701 sq. ft of accommodation arranged over three floors with an additional cellar. The property retains a good range of period features alongside well-proportioned living space and a secluded south east facing courtyard garden with rear access onto Winston Road.

The ground floor provides a large through reception room with high ceilings, large bay windows, feature fireplaces and wooden shutters. To the rear is an extended kitchen and dining room with walnut worktops and French doors opening onto the courtyard garden.

The first floor comprises a spacious master bedroom with bay window and feature fireplace, a further double bedroom and a large family bathroom with freestanding bath and separate walk in shower.

There are two further double bedrooms on the second floor, both with feature fireplaces, together with a second bathroom with bath and separate shower.

The property also benefits from fitted wardrobes in all four bedrooms, a useful cellar with utility space and a large loft providing additional storage.

Lidfield Road is a quiet tree lined residential road within easy reach of Stoke Newington Church Street, Newington Green and Clissold Park. There is a good selection of local shops, restaurants and cafes nearby together with a number of well-regarded schools.

Transport links include Canonbury and Dalston Junction Overground stations with regular bus routes providing access into the City and West End.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.



Lidfield Road, N16
Approx. Gross Internal Floor Area 1701 sq. ft / 158.07 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	84 B
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH250429>

Tenure: Freehold
Term: 0 year and 0 months (Subject to change)
Service Charge: £0 per annum (approx.)
Ground Rent: £ 0 Annually (Subject to review)
Council Tax Band: E
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.