



VICTORIAN GROVE, N16
£475,000 LEASEHOLD

**A TRANQUIL TWO-BEDROOM FLAT IN A
SECURE, MODERN DEVELOPMENT OFFERING
SKYLINE VIEWS OVER VICTORIAN GROVE.**

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DESCRIPTION:

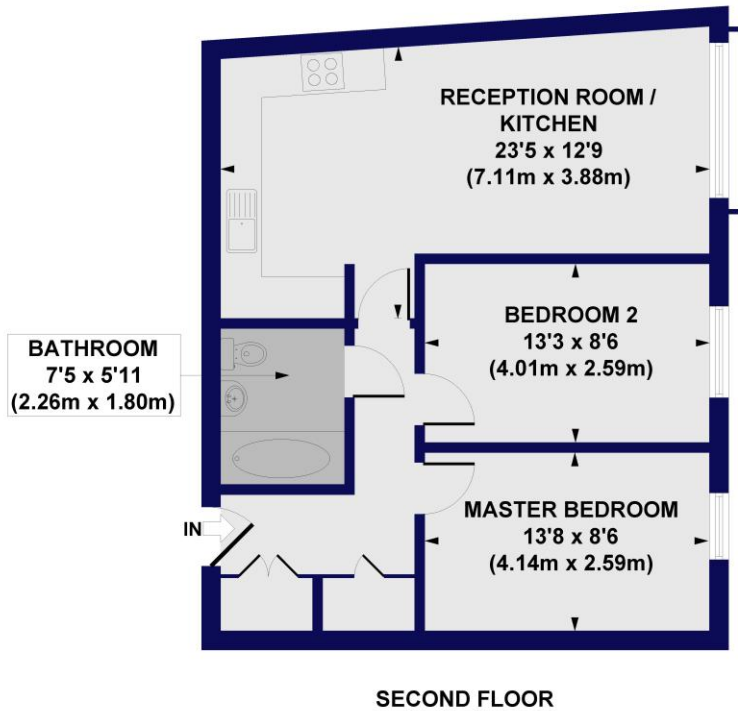
Standing at 654sq ft, this charming two-bedroom, second floor flat is situated in the heart of the vibrant Stoke Newington, N16. Offering an ideal blend of modern and contemporary living, the open-plan living area benefits from a humble Juliet balcony, providing impressive views of the St. Mary's Church spire, and filling the flat with an abundance of natural light. The space seamlessly flows into a well-equipped kitchen, fitted with modern appliances and ample space for storage. Through the hallway, which boasts further built in storage space, sit two generously sized double bedrooms and a sleek family bathroom.

Victorian Grove sits comfortably on a quiet side street between the highly sought-after areas of Stoke Newington and Dalston. With the popular Stoke Newington Church Street just 0.3 miles away, the property benefits from an eclectic mix of independent cafes, shops and restaurants and a great sense of community. Approximately 0.6 miles in the opposite direction is Kingsland High Street, another vibrant and spritely area with an array of bars and venues for those who enjoy a more social lifestyle. Local green spaces include the beautiful Clissold Park, with it's resident deer and convenient sporting facilities.

Local transport is plenty - Stoke Newington Overground sits just 0.6 miles away providing direct services to Liverpool Street and The City in under 20 minutes. Additionally, Dalston Kingsland (0.7 miles), providing direct links to Stratford Westfield as well as West London. Various bus routes serve the area, providing further access to surrounding areas."



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 Approx. Gross Internal Floor Area 654 sq. ft / 60.75 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.

Winkworth

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	