



CARYSFORT ROAD, LONDON, N16
£800,000 LEASEHOLD

A BRIGHT, THREE BEDROOM PERIOD CONVERSION MOMENTS FROM CLISSOLD PARK AND CHURCH STREET.

Stoke Newington | | stokenewington@winkworth.co.uk

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DESCRIPTION:

A stunning, three double bedroom period conversion positioned over the first and second floor of this handsome red brick Victorian house in Stoke Newington, N16. Standing at an impressive 1,088 sqft, the property offers an immense amount of charm throughout and is offered to the market on a chain free basis. Accommodation comprises of a wonderfully bright, south-west facing living room with an abundance of original features, notably the fireplace and sash windows. The kitchen, set at the rear of the building, has recently been renovated and features ample cupboard and worktop space. All three bedrooms are good sized doubles, the master spanning the full width of the building while the other two occupy built-in wardrobes. The property is completed with a modern shower room and a separate wc.

Carysfort Road is located moments from Stoke Newington's ever popular Church Street with its huge array of shops, delis, and eateries. Newington Green offers a wide array of cafes and restaurants and is well known for its selection of local shops and village atmosphere. The open green spaces of Clissold Park are just a short distance away and transport across London is made easy from Canonbury overground station which is only a short distance away as well as numerous bus routes providing easy journeys to the City, Shoreditch, Angel and West End.

Ground Rent = £50pa rising to £150pa.

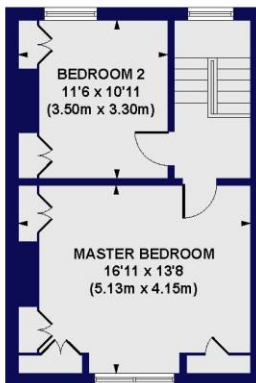
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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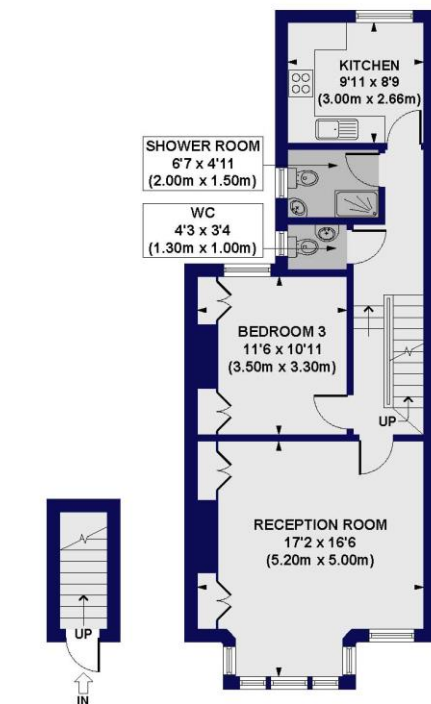


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Carysfort Road, N16
Approx. Gross Internal Floor Area 1088 sq. ft / 101.13 sq. m



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 431 SQ FT



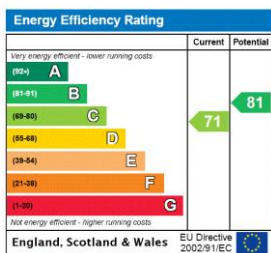
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 29 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 628 SQ FT

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.



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