



VICTORIAN GROVE, N16
£750,000 LEASEHOLD

RARE TWO-BEDROOM PENTHOUSE WITH EXPANSIVE WRAP-AROUND BALCONY IN STOKE NEWINGTON, N16.

Stoke Newington | 020 3869 9000 | stokenewington@winkworth.co.uk

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DESCRIPTION:

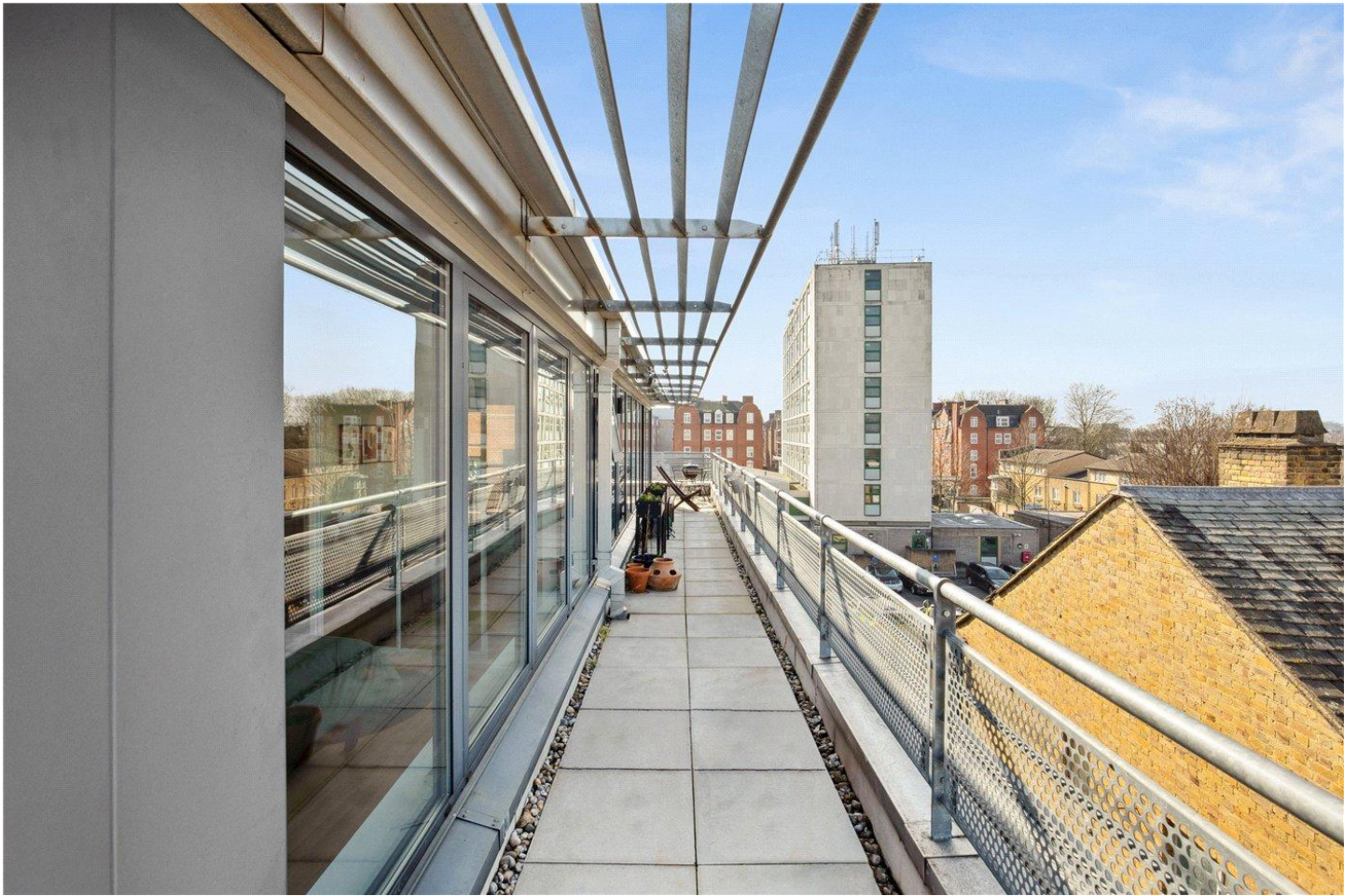
A rare two-bedroom penthouse in the heart of Stoke Newington, offering contemporary living with an expansive wrap-around balcony accessible from every room. Designed to maximise natural light throughout the day, this exceptional home boasts amazing views and a seamless connection between indoor and outdoor spaces.

Upon entering, you are welcomed by a spacious open-plan living area, where dual-aspect floor-to-ceiling windows create a bright and airy atmosphere. The modern, well-equipped kitchen blends effortlessly into the space, making it perfect for entertaining. The master bedroom is generously proportioned, while the second bedroom is equally well-sized - both featuring built-in storage. Completing the home is a sleek and stylish family bathroom.

Nestled on a quiet side street, Victorian Grove enjoys a prime position between the highly sought-after neighbourhoods of Stoke Newington and Dalston. Just 0.3 miles away, Stoke Newington Church Street offers a mix of independent cafés, restaurants, shops, popular pubs, and outstanding schools, all fostering a strong sense of community. For those seeking a more vibrant nightlife, Kingsland High Street—only 0.6 miles away—boasts an array of lively bars and music venues. Nearby, the picturesque Clissold Park provides a lush green escape, complete with resident deer, a large playground, and excellent sports facilities.

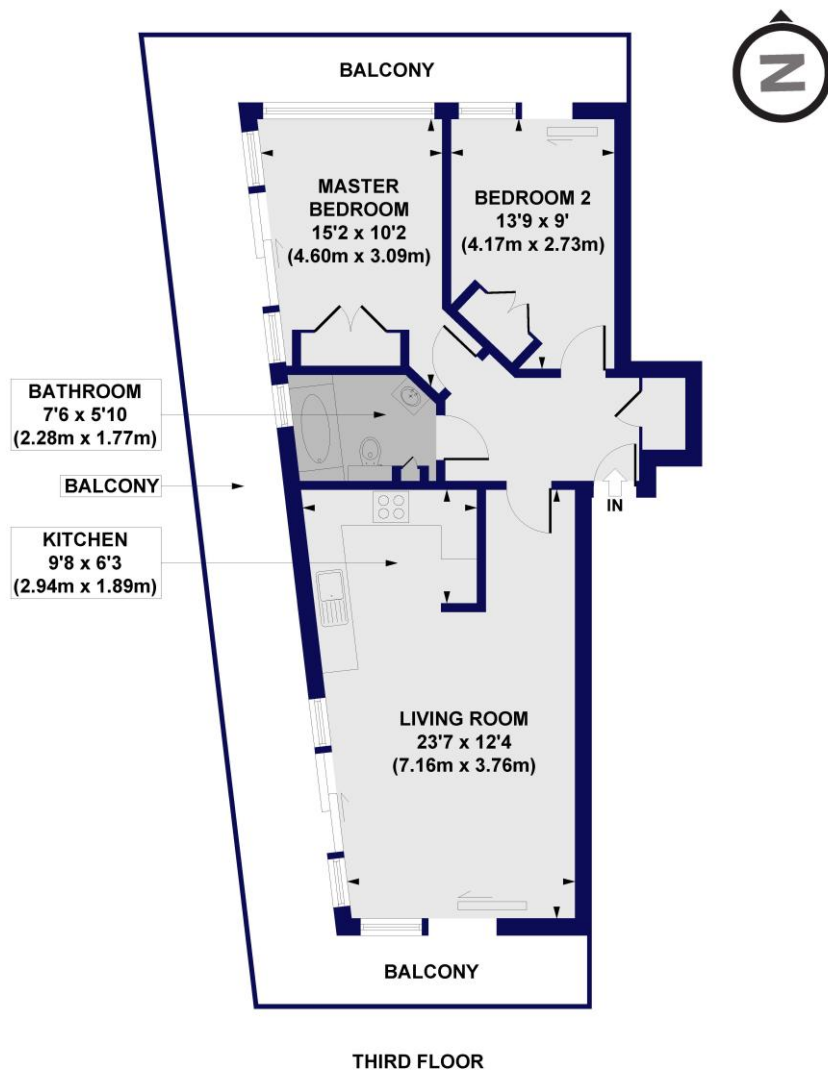
Commuters will appreciate the area's fantastic transport links. Rectory Road Overground (0.4 miles) offers direct access to Liverpool Street and The City in under 15 minutes, while Dalston Kingsland (0.7 miles) provides easy connections to Stratford Westfield and West London. A variety of bus routes further enhance accessibility to surrounding areas.

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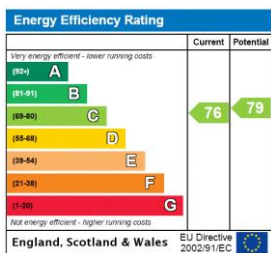
Victorian Grove, N16
Approx. Gross Internal Floor Area 710 sq. ft / 65.97 sq. m



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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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