



CRANWICH ROAD, STOKE NEWINGTON, LONDON, N16  
£1,500,000 FREEHOLD

## A CHARMING VICTORIAN HOME WITH SIZABLE REAR GARDEN

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently



## DESCRIPTION:

Arranged over five floors, this immaculate home offers 2305 sq. Ft of internal living space adorned with period detailing throughout.

On the ground level, a formal reception room features wood floors, a feature fireplace, a large bay window, and period details, making it a great space to unwind.

The welcoming hallway leads to an extended kitchen diner at the rear. Designed for family living, this social and well-laid-out space is perfect for hosting and entertaining. The kitchen is conveniently situated on one side, ensuring you are never far from your guests.

Natural light floods this enviable space through a wall of windows at the rear and a skylight above. The 97.2 ft rear garden, meticulously crafted over the years, serves as an urban oasis.

The first-floor houses two of the four double bedrooms, with one overlooking the garden and the other at the front. The larger front bedroom spans the entire width of the house and includes fitted wardrobes and a large bay window. This level also has the first of two-family bathrooms and a separate toilet.

The second-floor features two more double bedrooms of similar size and another family bathroom.

At the front of the house, a study space has been crafted for versatility.

Completing the house is a large storage basement, offering potential for conversion or the addition of a second kitchen.

Cranwich Road offers a peaceful, tree-lined residential setting near Stoke Newington Church Street, Stoke Newington High Street, and Stamford Hill, all bustling with shops, bars, restaurants, and cafes. Residents can easily access Clissold Park, Abney Park, Springfield Park, and the Woodberry Downs nature reserve, providing ample green spaces.

The property is located near the Ofsted-outstanding Holmleigh Primary School and is close to the Ofsted-outstanding secondary Gladesmore Community School.

Transportation options abound, with Stamford Hill train stations (Overground) a mere 7-minute walk away. Seven Sisters (Victoria Line) is just a 5-minute bus ride away, while South Tottenham (Overground), Manor House (Piccadilly Line), and Finsbury Park (Piccadilly & Victoria Lines and National Rail) are easily accessible by bus, offering routes to The City and West End.

For those commuting, Manor House station on the Piccadilly line is a quick 5-minute bus ride away, or a pleasant 15-minute walk along the New River, offering scenic views of the local wildlife. Stamford Hill station is conveniently located within a 7-minute walk, providing a regular service into Liverpool Street, alongside numerous bus options. Stoke Newington Church St is also a comfortable 15-minute stroll away.

**Winkworth**

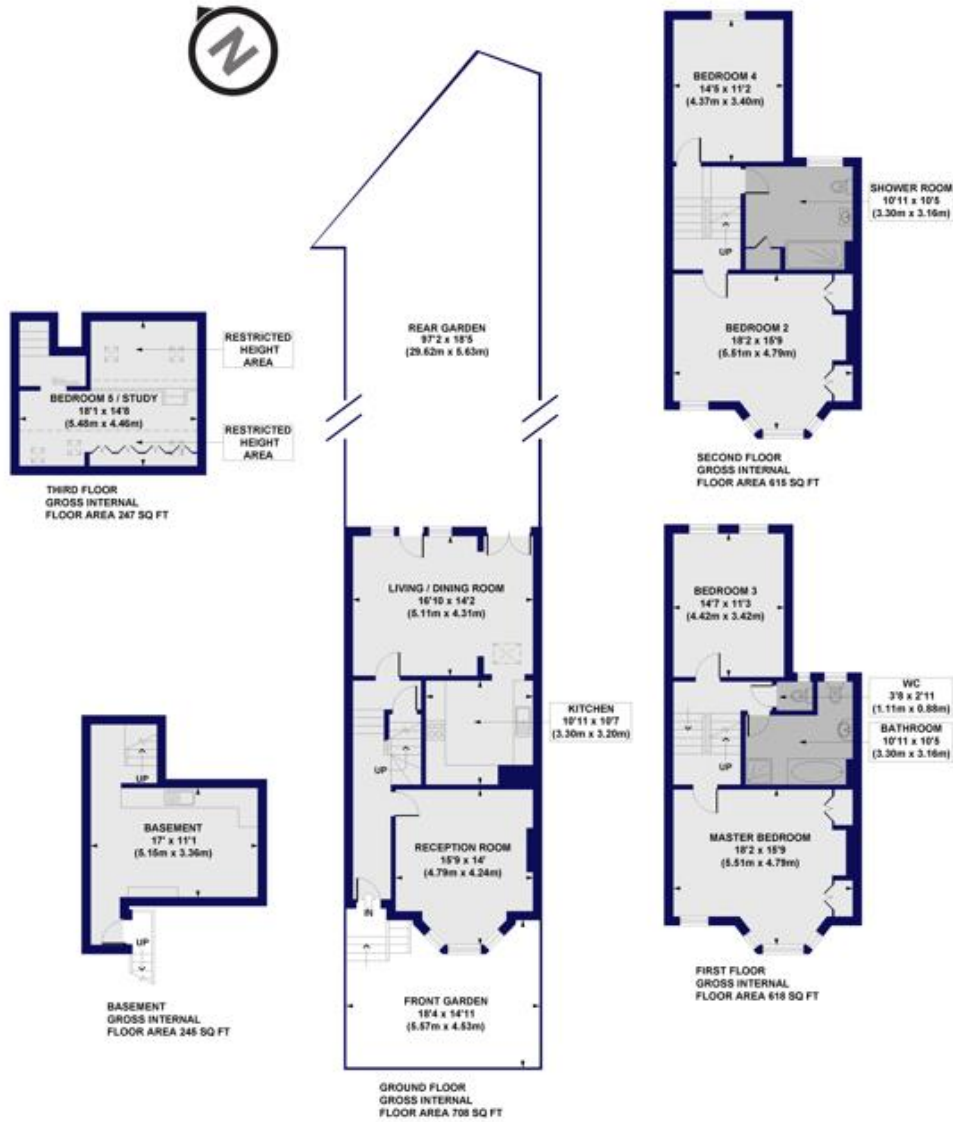
Furthermore, the area boasts an array of accessible green spaces, including Woodberry Wetlands, Clissold Park, Springfield Park, Hackney Marshes, and Finsbury Park, catering to outdoor enthusiasts. Safe cycling routes into the City and the West End add to the area's connectivity and appeal.



**Winkworth**

# Cranwich Road, N16

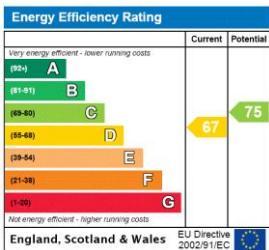
Approx. Gross Internal Floor Area 2433 sq. ft / 226.07 sq. m (Including Restricted Height Area)  
 Approx. Gross Internal Floor Area 2305 sq. ft / 214.13 sq. m (Excluding Restricted Height Area)



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.



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.



Islington | 0207 354 2480 | islington@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.