



CARYSFORT ROAD, LONDON, N16

**£850,000 TO BE ADVISED**

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

Highbury | 0207 989 7000 | [highbury@winkworth.co.uk](mailto:highbury@winkworth.co.uk)

**Winkworth**



## 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.

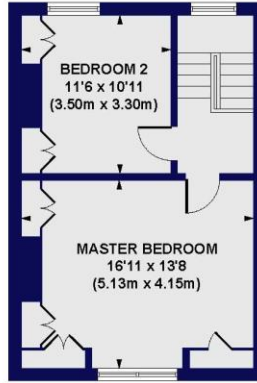
Carysfort Road is located moments from Stoke Newington's ever popular Church Street with its huge array of shops, delis, and eateries. Newington Green offers a wide array of cafes and restaurants and is well known for its selection of local shops and village atmosphere. The open green spaces of Clissold 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.

**Winkworth**

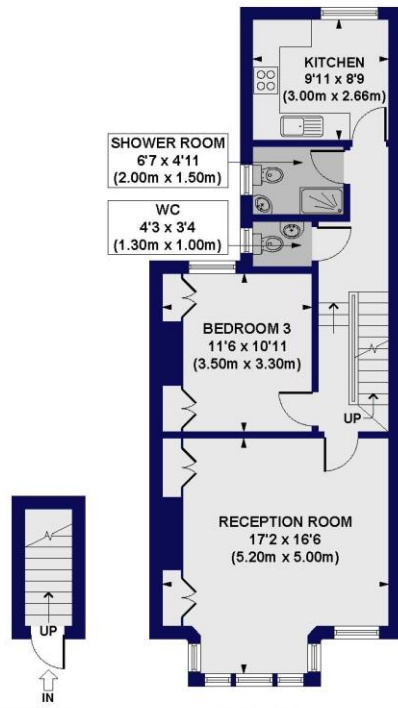


**Winkworth**

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



**SECOND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 431 SQ FT**



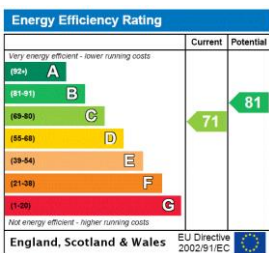
**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 29 SQ FT**

**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.



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.



Highbury | 0207 989 7000 | highbury@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.