

AUCOOT



ADDRESS

Londesborough Road, London N16

PRICE

£495,000

DESIGNER

Umberto Bellardi Ricci

INFORMATION

A one-bedroom ground floor garden flat in the heart of Stoke Newington. The current owner, an architectural designer, has emphasised the original features while designing the space with Scandinavian influenced minimalism to create a wonderful home which nods to both history and modernity.

The east facing living room, with its bay window and wooden shutters, provides the perfect place to take in the morning light. High ceilings, large sash windows, painted floorboards and ornate cornicing all compliment the centre piece of the room – the working fireplace with its stone surround. The bedroom looks out to the garden. It has built in storage and also benefits from shutters at the sash windows and exposed floorboards. The kitchen has a space to sit and eat breakfast with a window that looks out to the side return. The tiled bathroom also has a window overlooking the garden. The easy to maintain, west facing garden has a studio/workshop and is a great place for summer barbecues and entertaining. There is also a cellar space for additional storage and a shared bike shed at the front.

Stoke Newington is a vibrant place to live. The beautiful green space of Clissold Park with its large restored Georgian house and café, tennis courts, skate park and deer enclosure is a 10-minute walk away and you'll find Hackney Downs a 15-minute walk away in the opposite direction. Church Street is a bustling high street with an abundance of cafés, restaurants, pubs and shops. And Stoke Newington High Street offers even more places to eat, drink, shop and dance. In the streets immediately around the flat there are two fantastic pubs, the Londesborough and the Shakespeare. Venture a little further and you're within walking distance of Dalston and Newington Green, and Islington is a short bus ride away.

LEASE LENGTH

992

SERVICE CHARGE


n/a

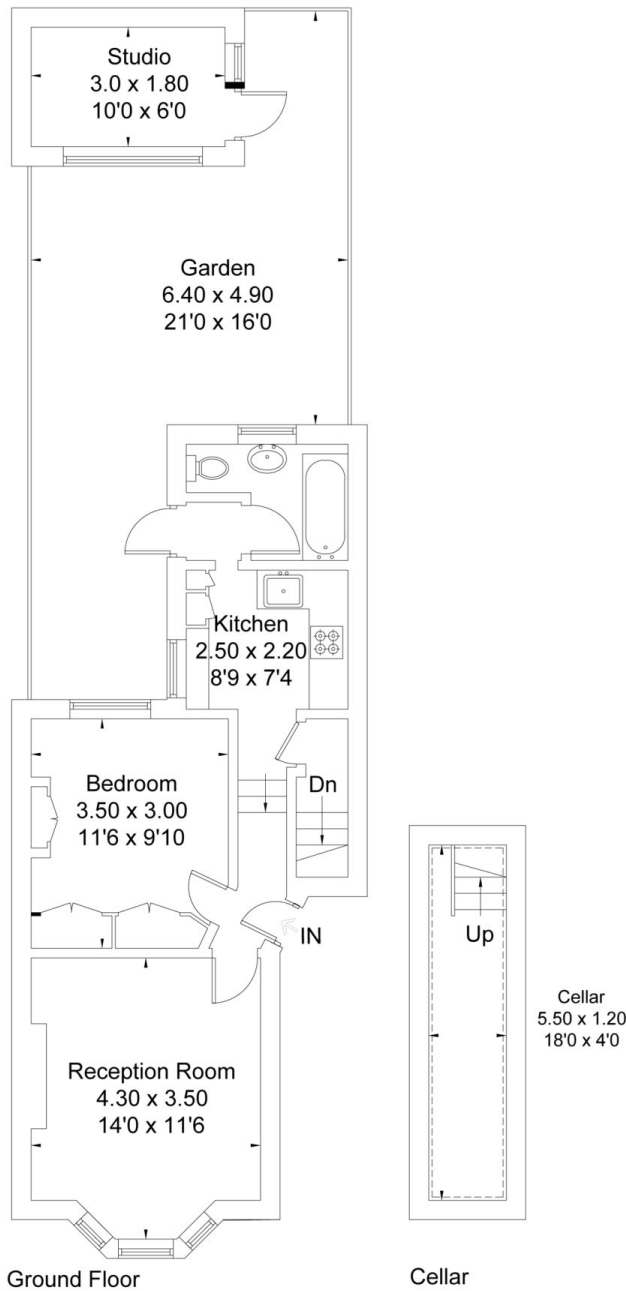
EPC

=D





 = Reduced headroom below 1.5m / 5'0



Londesborough Road, N16
Approximate Gross Internal Area = 53.6 sq m / 577 sq ft (Including Studio)
Illustration for identification purposes only. Not to scale. Ref: 176973

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