



TOTAL FLOOR AREA : 2104sq.ft. (195.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
60	83
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (38-54) E (21-36) F (1-20) G Not energy efficient - higher running costs	
England & Wales Environmental Impact (CO ₂) Rating EU Directive 2002/91/EC	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (38-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Clissold Crescent N16 9AR

£1,700,000 Freehold

nextmove.com

Property Misdescriptions Act 1991

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are given only as a guide and services & appliances have not been tested. Purchasers are advised to appoint their own Surveyors & Conveyancers to satisfy themselves on all matters concerning any purchase.



- Stunning Victorian Terraced House
- Five Double Bedrooms
- Utility Room, Cellar Storage
- Three Reception Rooms
- Two Bathrooms, Two Guest Cloakrooms
- Close to Popular Local Schools

Stunning five bedroom Victorian house in a sought-after location moments from Clissold Park, Church Street and popular local schools.

This outstanding property, which has been extended by the current owners, successfully combines period and contemporary features to provide a wonderfully elegant family home. The accommodation is arranged over three floors, with the ground floor offering generous living and entertaining space comprising double reception room with square bay window; and a fabulous kitchen-diner with under-floor heating, work-island/breakfast bar and smart modern units with an array of Miele integrated appliances. Huge glazed Crittall style French doors, with floor to ceiling windows on either side, open onto a charming secluded rear garden. Also on this floor there is a guest cloakroom and access to the basement cellar which offers plenty of additional storage. Up on the first floor is the family bathroom with roll-top bath and separate shower; guest cloakroom, utility room and two double bedrooms, including the fabulous principal bedroom with large bay window. The extended top floor boasts three further double bedrooms and a stylish shower room.

Award-winning Clissold Park and Church Street's fantastic array of eateries, independent shops, pubs and coffee bars are situated right at the end of the road. Transport links to The City & West End are excellent with numerous good bus routes and trains from stations at Canonbury (Overground), Stoke Newington (Overground) and Manor House (Underground).

