

Hamptons

INTERNATIONAL



Grayling Road, London, N16

5 🏠 4 🚗 3 📧

£2,250,000

(£2,250,000)

Property details



Key features

- **Beautifully Refurbished**
- **5 Bedrooms**
- **4 Bathrooms**
- **Excellent Stoke Newington Location**
- **South-Facing Garden**
- **Four Storeys**

Grayling Road, London, N16

£2,250,000
(£2,250,000)

5 🏠 4 🚗 3 📧

Description

Excellent Condition Five Bedroom Family Home with a South Facing Garden on one of Stoke Newington's Most Sought After Roads This exceptional Victorian family home has been beautifully refurbished to an outstanding standard and offers over 2,300 sq ft of thoughtfully designed accommodation arranged across four levels. Blending period character with contemporary finishes, the property provides elegant, practical living perfectly suited to modern family life. The raised ground floor features a charming front reception room with bay window, original-style cornicing and a feature fireplace, leading through to a versatile study or additional bedroom and a sleek shower room. The lower ground floor forms the heart of the home, with a stunning open-plan kitchen, dining and living space flooded with natural light from a large skylight and full-width bi-folding doors opening directly onto the south-facing garden. The kitchen is finished with shaker-style cabinetry, quartz worktops and integrated appliances, complemented by a separate pantry, utility area and underfloor heating. The first floor hosts an impressive principal bedroom suite spanning the width of the house, complete with walk-in wardrobe and a luxurious en-suite bathroom. A further double bedroom and stylish shower room are also located on this level. The upper floor provides three additional bedrooms and a contemporary family bathroom, offering flexible accommodation for growing families or home working. Outside, the landscaped south-facing garden has been designed with entertaining in mind, arranged over two levels with paved seating areas, mature planting and subtle lighting, creating a private and tranquil setting. This is a rare opportunity to acquire a substantial and immaculately finished period home on one of Stoke Newington's most desirable residential streets. Situation Ideally positioned in the heart of Stoke Newington, the property is set on one of the area's most desirable residential streets, just moments from the vibrant mix of independent shops, cafés and restaurants along Stoke Newington Church Street. The open green spaces of Clissold Park are close by, providing excellent outdoor space for families and leisure. Transport links are well served via Stoke Newington station and Rectory Road station, offering swift connections into the City and beyond. The area is also well regarded for its selection of highly rated schools and strong sense of community, making it a consistently popular choice for families and professionals alike. Property Ref Number: HAM-63091



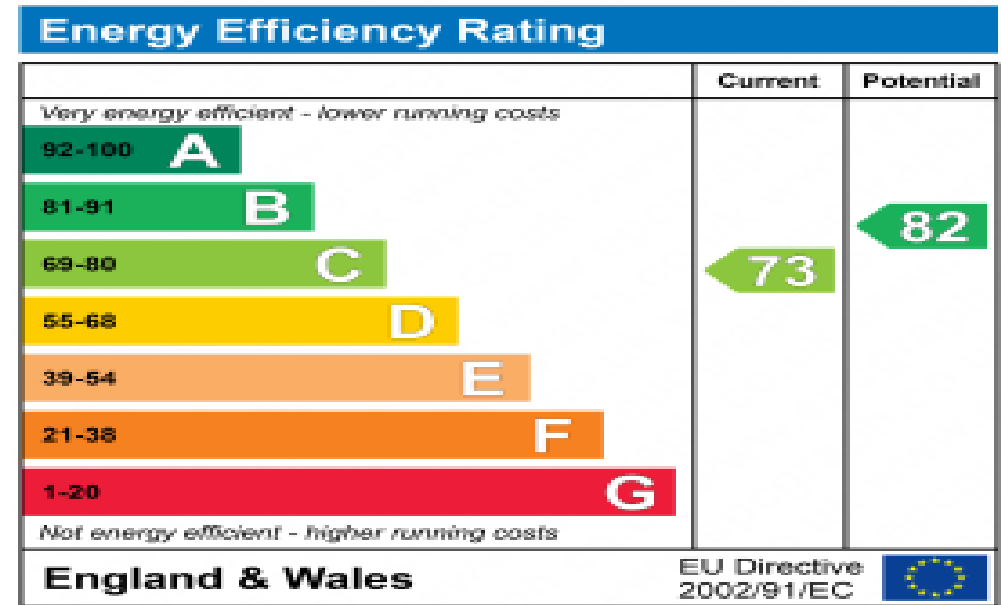








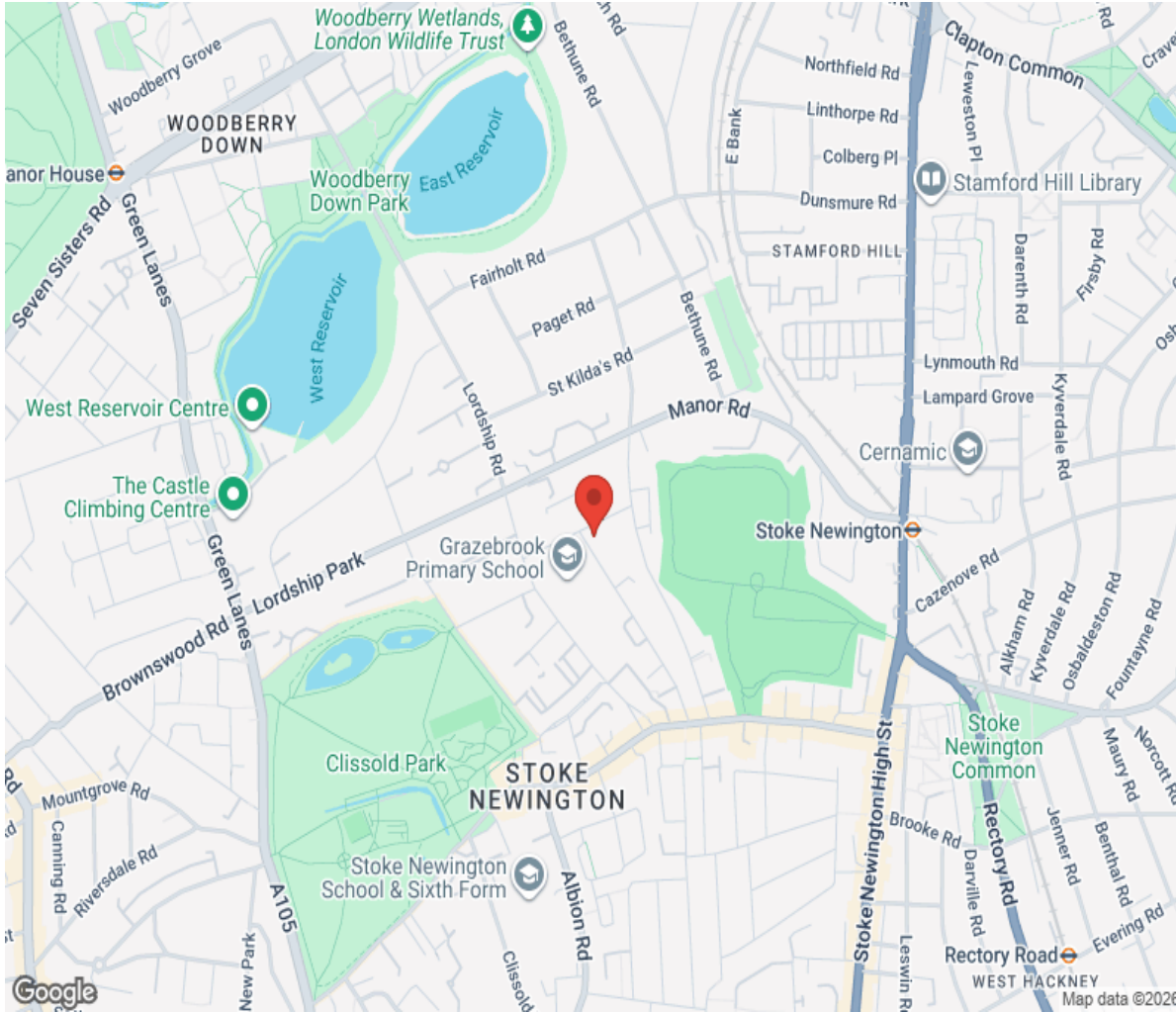




Floor plan



Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com