



## Belgrade Road, N16

**£1,450,000** Freehold

**4 Bedroom House**

1669 sq ft (approx)

### Key Features

- Exceptional ceiling heights and working shutters
- Original ceiling parquetry, cornicing and roses
- Feature fireplaces and ornate radiators
- Moments from the community hub of Butterfield Green
- Close to Clissold Park and a hub of Dalston Stations
- Ofsted outstanding schools including Shackleton Primary

### Property Description

Enviably located on this premier street, this magnificent Victorian home has been interior-designed by Studio Dunn. Sensitively extended and restored, it offers glorious accommodation across four floors. The property retains grand classic features, blends exquisite modern designs, and is bathed in natural light. It comprises an inviting hallway, a guest W.C., a laundry room and office. A dual-aspect reception room with a gas fire-place, a custom-made, fantastic integrated kitchen opening to a living/entertaining space

with bi-folding doors opening to a beautiful south-facing secluded garden. The principal bedroom features a huge en-suite bathroom, with three further double bedrooms, a stylish bathroom, and separate shower room. Conveniently situated for Stoke Newington High Street and vibrant Church Street.

Further Material Information available, please request from relevant branch.



## Floorplan

### BELGRADE ROAD N16

Approximate Gross Internal Area  
155.06 m<sup>2</sup> / 1669.05 sq<sup>ft</sup>



## Council Tax Band: E

## Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Hackney Office

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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. In accordance with The Consumer Protection from Unfair Trading Regulations the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only.