



## Amhurst Road, N16

### £800,000

A charming three-bedroom split-level Victorian conversion, set in the sought-after Stoke Newington neighbourhood and boasting a spacious, mature private garden. Featuring a large, bright and airy living and dining area enhanced by a bay window and engineered wood flooring, and a separate kitchen and contemporary bathroom. The property offers exciting development potential. Extensive architectural plans for a side return extension have already been drawn up (with lapsed planning).

Entering on the first floor, you'll find a generously sized double bedroom overlooking the lush garden, and a staircase leading down to the lower level. Downstairs, the main living space features a separate kitchen at the front, along with a large combined dining and reception area, while two additional garden-facing bedrooms and a bathroom are located to the rear. The flat has been well maintained throughout but also offers scope for development with a rear extension for which planning was previously granted. Outside, the larger-than-average garden boasts a decked patio area with ample room to add a garden studio to create your own outdoor retreat.

Ideally located on Amhurst Road near the High Street junction, you're just steps away from local shops, the lively Stoke Newington farmers' market, and a vibrant array of bars and restaurants. With Rectory Road Overground station less than half a mile away and numerous bus routes at the end of the road, commuting into the City is a breeze.

### Features

Offers Over  
Victorian Conversion  
Three Bedrooms  
Split Level  
Private Garden  
Potential to Extend STPP  
Right To Manage





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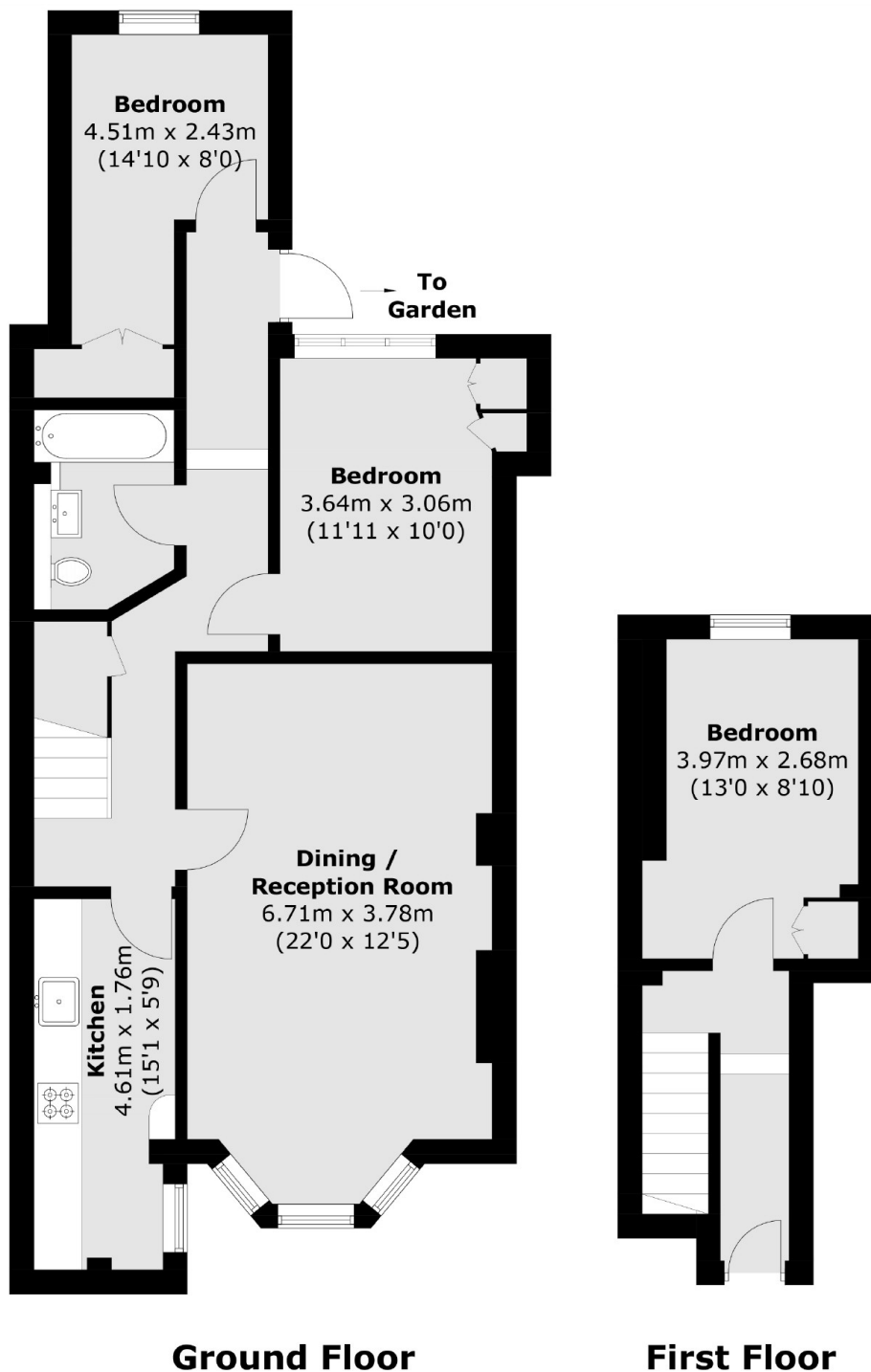
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Total area (approx.): 86.5 sq. m (931.1 sq. ft)

## Dexters

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London  
Sales  
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Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

 **RICS** | Regulated  
Estate Agent  
and Letting Agent

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