



Julian Reid

**50 Kynaston Road, London, N16 0EU**

Located on this much sought after road just south of Stoke Newington Church Street, an extended, late Victorian family house offering characterful accommodation close to all amenities.

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**Guide Price £1,500,000**  
**Freehold**

- **4 Bedrooms**
- **Council Tax Band: E**
- **EPC Rating: D**
- **Large through Reception room**
- **Large kitchen/diner**

Well extended late Victorian terraced house situated on this very popular road, just south of Stoke Newington Church Street. Accommodation brimming with charm and character and offering just in excess of 1600 square feet of family space. There are four bedrooms, a dressing room/nursery and two bathrooms (one en-suite) arranged on the upper two floors. Large through reception room leading onto a well extended and fully equipped kitchen/diner with doors opening onto a private rear garden give the house a very balanced proportion with super living space. There is a very handy cellar for storage etc. Kynaston Road runs east/west just to the rear of Stoke Newington Church Street and therefore extremely convenient for all the shops, bars and restaurants of this vibrant part of London. Within the catchment area of good local schools, the house is also extremely convenient for bus and overground rail services connecting both the City and West End and a short walk to the leisure facilities of Clissold Park.



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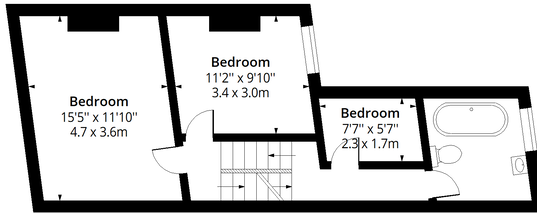
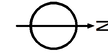
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# Kynaston Road, N16

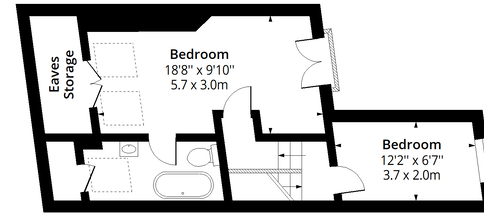
Approx. Gross Internal Area 1606 Sq Ft - 149.20 Sq M

Approx. Gross Eaves Storage Area 52 Sq Ft - 4.83 Sq M



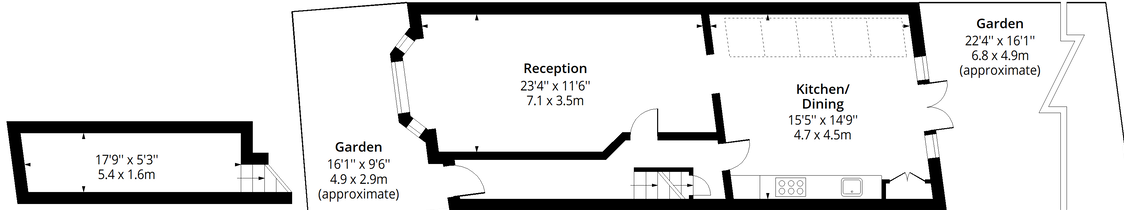
## First Level

Floor Area 509 Sq Ft - 47.29 Sq M



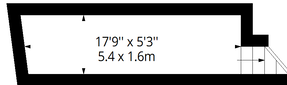
## Second Level

Floor Area 365 Sq Ft - 33.91 Sq M



## Basement Level

Floor Area 96 Sq Ft - 8.92 Sq M



## Ground Level

Floor Area 636 Sq Ft - 59.08 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 15/2/2025

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