

Julian Reid



## 11 Belgrade Road, London, N16 8DH

A three bedroom, late Victorian terraced house requiring complete refurbishment located on a quiet residential road just off Stoke Newington High Street.

[julianreid.co.uk](http://julianreid.co.uk)

**Guide Price £975,000**  
**Freehold**

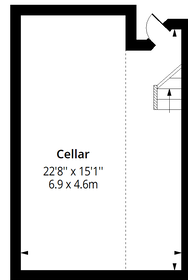
- **3 Bedrooms**
- **Council Tax Band: E**
- **EPC Rating: D**
- **Large through Reception room**
- **In need of refurbishment**

A well proportioned three bedroom, late Victorian terraced house situated on this popular residential road just off Stoke Newington High Street and within easy reach of amenities of both Dalston and Stoke Newington. The house which requires complete refurbishment offers three bedrooms and a bathroom on the upper floors with a large through reception room, kitchen and breakfast room below. There is also a large cellar for storage. To the rear there is a south facing garden. Belgrade Road runs west from Stoke Newington High Street towards Newington Green with a vibrant selection of shops, bars and restaurants close by. Regular bus routes run to both the City and West End and rail services at Dalston Kingsland and Junction are also within walking distance

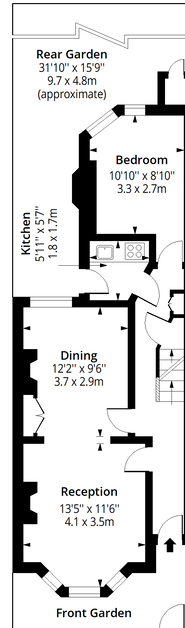


# Belgrade Road, N16

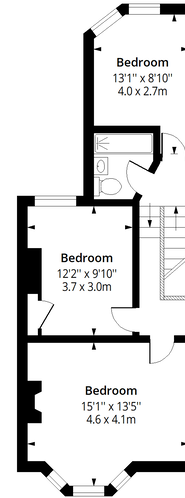
Approx. Gross Internal Area 1402 Sq Ft - 130.25 Sq M



**Cellar**  
Floor Area 348 Sq Ft - 32.33 Sq M



**Ground Floor**  
Floor Area 522 Sq Ft - 48.49 Sq M



**First Floor**  
Floor Area 532 Sq Ft - 49.42 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.

lpaplus.com

Date: 13/3/2025

**Important notice:** Julian Reid, their clients and any joint agents give notice that: 1: They are not authorized to make or give representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of the client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Julian Reid have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

J352 Ravensworth 01670 713330

