

# INIGO



## *Cazenove Road*

LONDON N16

£625,000 SHARE OF FREEHOLD

This bright two-bedroom apartment extends throughout the raised ground and first floor of a Victorian end-of-terrace house in Stoke Newington, close to the shops and restaurants of Stoke Newington Church Street. Period proportions, sash windows and patinated floorboards, have been retained throughout, while double-glazing has been added to enhance its quiet atmosphere. A communal garden lies at the rear of the house and the apartment has its own parking space.

### *Setting the Scene*

Cazenove Road lies in the heart of Stoke Newington and is lined by impressive 19th-century houses that have retained much of their early charm. The building that this apartment lies within occupies a generous corner plot and is formed of stock brick with segmental stuccoed lintels above its sash windows and front door. A short pathway leads to the communal front door, passing a front garden planted with hydrangeas, Japanese maples and ferns.

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### *The Grand Tour*

Communal stairs ascend from the entrance hall to the front door of this apartment. Beyond is a hallway, with steps on the left and right to the living room and kitchen respectively. Wooden floorboards begin on entry and extend underfoot through much of the apartment.

High ceilings and large triple-hung, north-facing sash windows draw in plenty of light to the sitting room. Finished in a neutral palette, the room has coving, beaded wall panels and timber floorboards; all work to create an overall impression of pared-back elegance. The space where a fireplace once stood remains, its mantel providing a space to place postcards and plants.



The kitchen and dining room is at the front and is bathed in natural light that pours in through a floor-to-ceiling south-facing bay window. Peach-washed walls complement wooden floorboards underfoot. L-shaped farmhouse-style kitchen units line one side, with white-painted cabinetry, traditional chrome handles and a large oak countertop. Above, a plate rack provides a creative solution for utensil storage. On the opposite side are a large butler's sink, a dishwasher and washing machine.

At the rear of the plan, the principal bedroom is sheltered and peaceful. A large north-facing window frames views of the communal gardens and draws in a soothing natural light. Built-in storage provides plenty of storage space. The second bedroom lies adjacent with an east-facing window with a characterful street outlook.

The bathroom exudes an understated elegance. Simple white wall tiles are contrasted with a chequerboard floor and a roll-top bathtub with a shower above. South-facing, the room is beautifully airy.

### *The Great Outdoors*

An enclosed communal garden can be accessed from the rear of the house. Brick walls, timber fencing and tall mature trees run around its periphery, and beds are planted with bamboo, daffodils and bluebells. A large terraced area has been carved out in the centre and has a dining set-up for outdoor breakfasts or evening entertaining.

The apartment also has an allocated car parking space, accessed through a gate at the rear of the garden.

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### *Out and About*

The apartment is in the centre of Stoke Newington, close to both Stoke Newington High Street and Church Street, with an almost endless choice of independent shops, restaurants, pubs, and cafés.

Neighbourhood favourites include Rasa for excellent south Indian vegetarian food, The Good Egg for brunch, and the iconic The Auld Shillelagh for arguably the best pint of Guinness in the area. The local Whole Foods branch is conveniently located just a short walk away from the house, as is Stoke Newington Bookshop. A much-loved farmers' market opens every Saturday in front of St Paul's Church, with a wide range of organic produce. The Luminary Bakery is a perfect catch-up coffee spot after a class at nearby YogaHome.

Newington Green is also within walking distance and home to local favourites Jolene, Cadet, and Primeur. Dalston is to the south of Stoke Newington High Street and home to the likes of live music bar Mu, from the team behind Brilliant Corners, Mangal II, and The Dusty Knuckle.

Popular with young families, there are great schooling options in the area including Betty Layward Primary and Clissold School.

Stoke Newington station is close by, running regular London Overground services to Liverpool Street and Seven Sisters. There are several buses with connections to Central London, the neighbouring Dalston area, and Hackney Central.

Tenure: Share of Freehold

Lease Length: Approx. 989 years remaining

Service Charge: Approx. £400/annum

Ground Rent: Approx. N/A

Council Tax Band: C



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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.