

Julian
Reid



20 Ickburgh Road, London, E5 8AD

A wonderful, late Victorian family house in excess of 2400 square feet with separate studio flat and large, south facing garden located on this quiet residential road convenient for all amenities.

julianreid.co.uk

Guide Price £1,650,000
Freehold

- **5 Bedrooms**
- **Council Tax Band: E**
- **EPC Rating: D**
- **Large South facing garden**
- **Separate studio flat**

A super late Victorian family house with wonderful accommodation over three floors. The house is well presented and retains a charming characterful atmosphere. Five bedrooms, bathroom and separate w.c. with two huge reception rooms, well fitted kitchen and utility room with w.c.. The property also has the benefit of a small contained studio flat on the basement floor with living/kitchen and shower. To the rear is a pretty and very established private south facing garden. Ickburgh Road is a very quiet residential road within walking distance of all amenities of both Clapton and Stoke Newington. There are two overground rail stations close by giving regular access to Liverpool Street together with numerous bus routes. The vibrant selection of shops, bars and restaurants in both of these popular and interesting areas of London are all close by



Julian Reid
51 Stoke Newington Church Street London N16 0AR
jreid@julianreid.co.uk Fax: 020 7923 8651
+44 (0) 20 7923 8650

Ickburgh Road, E5

Approx. Gross Internal Area(Including Attic) 2403 Sq Ft - 223.24 Sq M
 Approx. Gross Internal Area(Excluding Attic) 1996 Sq Ft - 185.43 Sq M
 Approx. Gross Shed Area 13 Sq Ft - 1.21 Sq M



Basement Floor
 Floor Area 312 Sq Ft - 28.98 Sq M

Ground Floor
 Floor Area 784 Sq Ft - 72.83 Sq M

First Floor
 Floor Area 667 Sq Ft - 61.95 Sq M

Second Floor
 Floor Area 640 Sq Ft - 59.46 Sq M
 (Including Attic)



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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