



Julian Reid

**40 Kyverdale Road, London, N16 7AH**

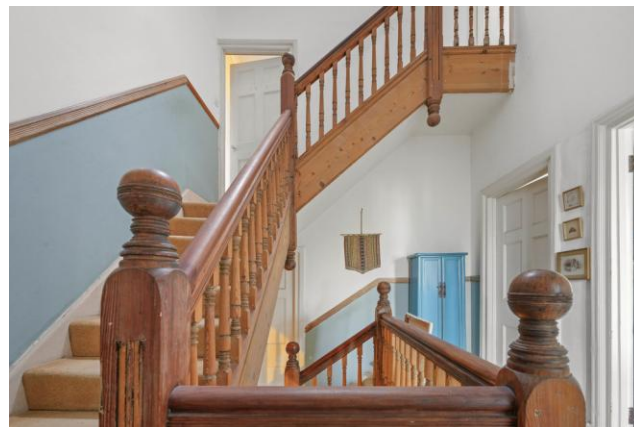
A huge, Victorian family house offering generous accommodation and retaining much character situated on this quiet residential road just north of Stoke Newington Common

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**Guide Price £1,750,000**  
**Freehold**

- **5 Bedrooms**
- **Council Tax Band: F**
- **EPC Rating: 70**
- **Established Garden**
- **Excellent living space**

Situated on this popular residential road close to Stoke Newington Common, an enormous bay fronted, late Victorian family house offering bright and extremely generous accommodation just short of 3000 square feet. The rooms are arranged on four main floors with half landings around a superb, central staircase. The house retains a wonderful feel of charm and character with a super, established and well stocked garden to the rear. The space on the lower ground floor is left quite flexible and would suit use as a 'granny flat' or separate rental space. There are five main bedrooms on the upper floors with family bathroom. Two huge reception rooms, the rear one open to the kitchen with views onto the garden. The space on the lower ground floor would suit a good sized two bedroom flat. The vibrant selection of local shops bars and restaurants on both Stoke Newington Church Street and High Street are all close by along with excellent bus services and regular overground rail line into Liverpool Street.



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Floor plan For Julian Reid

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