

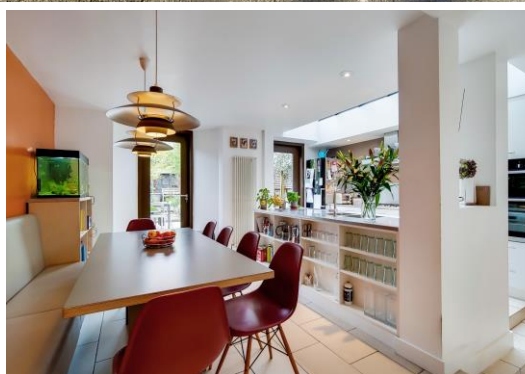


LOOK PROPERTY

349 Roman Road, Bow, London E3 5QR

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Norcott Road, London

A Charming 5 bedroom 4 story late Victorian house for sale.

£1,300,000

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Overview

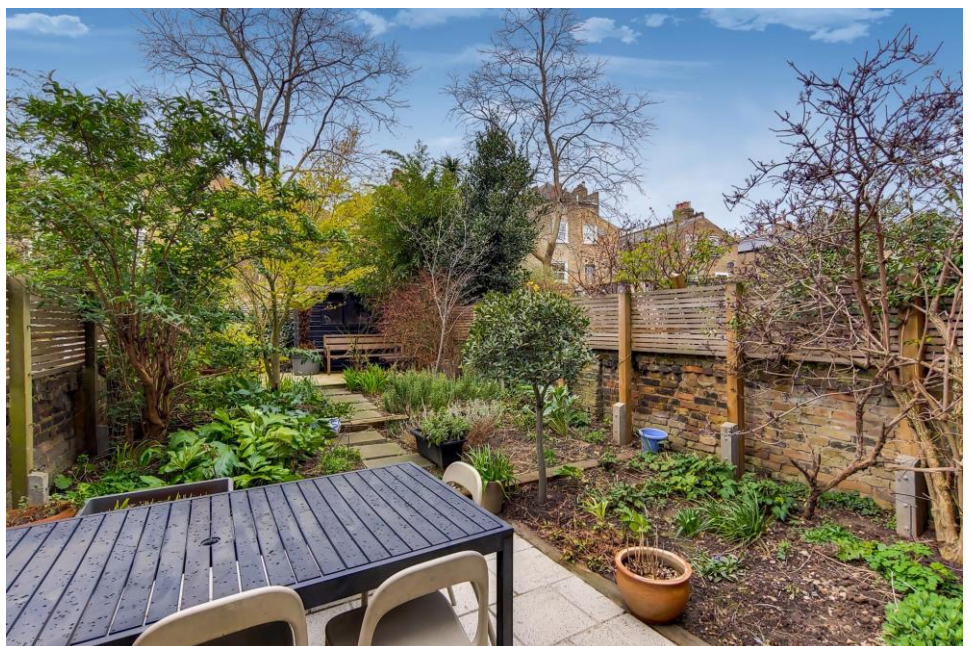
- Late Victorian character
- 5 bedrooms
- Through Lounge
- Double glazed sashes
- Feature fireplaces
- Modern kitchen diner
- Feature skylights
- West facing rear garden
- Modern bathroom
- Modern shower room



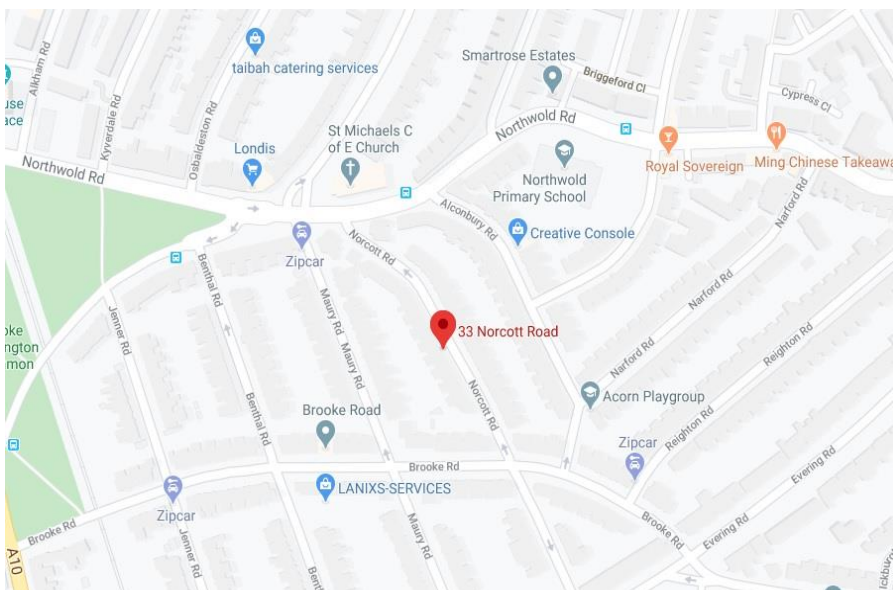
The houses on Norcott Road were built between 1880-1884 by one builder, Mr Edward Withers on land owned by the Tyssen-Amhurst family. Giving the whole area a distinct character.



A delightful 4 story 5 bedroom late Victorian terraced home for sale. This house retains its period elegance while at the same time providing modern convenience and flexible accommodation of 194.2 Sq meters / 2089.9 Sq feet. The windows have been replaced in timber framed double glazed sashes, there is gas central heating, an extended kitchen dinner with a large feature skylight and 2 glazed doors onto the well planted West facing rear garden with a generous patio area. There is also a study and utility room and a versatile front reception with fitted storage, bookshelves and a sliding door to separate this room from being open plan providing a separate reception or 5th double bedroom.



The through lounge has a huge bay window, 2 feature fireplaces, ceiling cornicing and exposed floorboards. There is a master double bedroom with fitted wardrobes and 3 further double bedrooms including one on the second floor with skylights front and rear. There is a large modern family bathroom and a separate shower room as well as modern cloakrooms on each of the first 3 floors. Please view our video of this house on our website and enjoy the Virtual Tour, photos and plan. Because of these unprecedented circumstances concerning Covid-19 we are following the Government advice for our industry. Please contact Martyn to register interest in the property.



Location

Norcott Road is a highly desirable road just east of Stoke Newington common and a short walk from the independent shops and eateries along Church Street. Jubilee, Northwold, William Patten, Simon Marks and Benthal primary schools are all a short walk away as well as other orthodox faith schools. Transport links include nearby Rectory Road, Stoke Newington and Clapton stations (overground to Liverpool St – 10/12 mins) plus frequent bus links from the Common giving swift and direct access to nearby (trendy) Dalston, City, West End, Seven Sisters, Finsbury park and beyond.



Norcott Road, N16

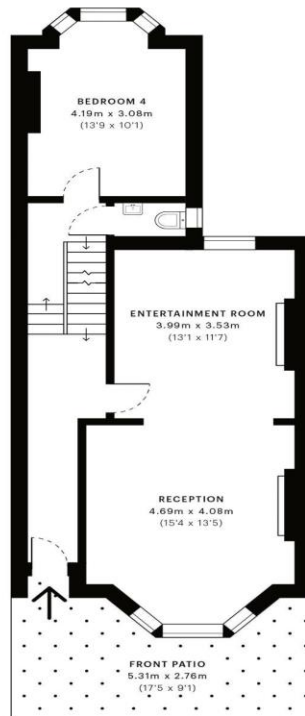
CAPTURE DATE
12/03/2020

LASER SCAN POINTS
70,327,793

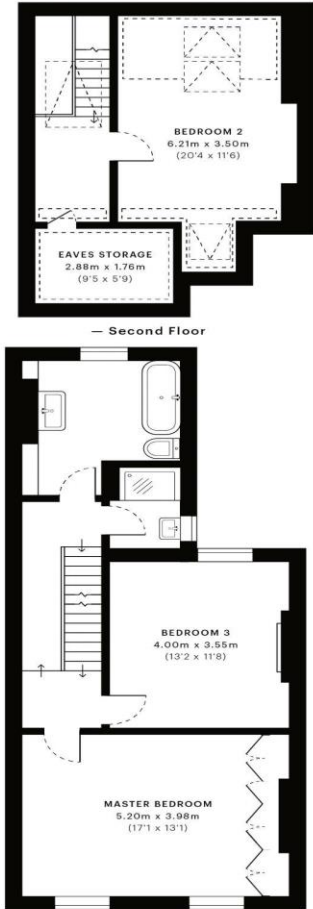
GROSS INTERNAL AREA
216.9 Sqm / 2334.6 Sqft



— Lower Ground Floor



— Raised Ground Floor



— First Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property.

216.9 Sqm / 2334.6 Sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head

194.2 Sqm / 2089.9 Sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.

0.0 Sqm / 0.0 Sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5m

13.0 Sqm / 139.6 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
208.4 Sqm / 2243.4 Sqft

IPMS 3C RESIDENTIAL
195.0 Sqm / 2099.4 Sqft

SPEC ID
5e60d4853980b70c752a6e02

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 020 8981 9999

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.