



BETHUNE ROAD, LONDON, N16  
OFFERS OVER £2,350,000 FREEHOLD

## IMPRESSIVE FREEHOLD HOUSE WITH OFF STREET PARKING AND POTENTIAL TO DEVELOP

Stoke Newington | | [stokenewington@winkworth.co.uk](mailto:stokenewington@winkworth.co.uk)

**Winkworth**





## DESCRIPTION:

This impressive 7-bedroom freehold house on Bethune Road, N16, spans 3,203 sq ft and is arranged across three levels. The ground floor welcomes you with a spacious entrance hall that leads into a bright double reception, a dining room, and a study (which can also serve as an additional bedroom). The dining room and study connect to a large kitchen/reception area with a breakfast bar and sliding doors opening to a private rear garden. The first floor includes another spacious reception, kitchen, WC, separate shower room, three double bedrooms, and a family bathroom. The top floor is a self-contained space, complete with two bedrooms, a reception area, a fully-fitted kitchen, and a stylish family bathroom. Additionally, a self-contained summerhouse in the garden provides a kitchen, shower room, and bedroom, offering versatility for extended family or guests. This property presents excellent investment potential. Either by extending further STPP (much like the neighbouring house) or with its multi-unit layout. Each unit is suited for individual use, making it ideal for conversion into flats or for house-share arrangements. The summerhouse, which has a private side entrance, could serve as a guest house or be rented separately, adding value and rental income potential. Ample space, flexible room usage, and multiple kitchens make this property an adaptable asset for investors or those looking for a redevelopment to create a unique family home.

Bethune Road offers a tranquil, tree-lined residential setting close to Stoke Newington Church Street, Stoke Newington High Street, and Stamford Hill, which are all home to a vibrant selection of shops, bars, restaurants, and cafes. Residents benefit from easy access to nearby green spaces, including Clissold Park, Abney Park, Springfield Park, and the Woodberry Downs nature reserve. The property is also well-placed for highly-rated schools, including Holm leigh Primary School and Gladesmore Community School, both rated Outstanding by Ofsted. Transport connections are excellent, with Stamford Hill Overground station just a 8-minute walk away and Seven Sisters station (Victoria Line) a 6-minute bus ride. South Tottenham (Overground), Manor House (Piccadilly Line), and Finsbury Park (Victoria, Piccadilly, and National Rail) are also easily accessible by bus. Manor House station can also be reached through picturesque routes along the scenic New River. The area boasts multiple green spaces, such as Woodberry Wetlands, Clissold Park, and Hackney Marshes, ideal for outdoor activities. Safe cycling routes into the City and West End further add to the area's appeal.

**Winkworth**





**Winkworth**

# Bethune Road, N16

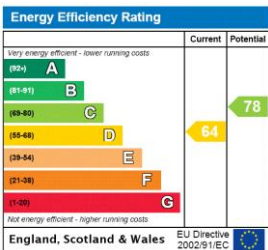
Approx. Gross Internal Floor Area 3203 sq. ft / 297.57 sq. m (Including Restricted Height Area & Outbuilding)  
 Approx. Gross Internal Floor Area 2786 sq. ft / 258.85 sq. m (Excluding Restricted Height Area & Outbuilding)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Stoke Newington | | stokenewington@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.