

CLIFFORD TERRACE

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CLIFFORD TERRACE

SIX FOUR-BEDROOM FREEHOLD HOUSES IN NEWINGTON GREEN

CLIFFORD TERRACE, LONDON, N16 8QW

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A STUNNING NEW TERRACE OF SIX FOUR-BEDROOM FREEHOLD HOUSES IN GORGEOUS NEWINGTON GREEN.

With a beautiful architect-designed specification, every element of comfortable living has been considered at Clifford Terrace. With four bedrooms, over three floors, the houses will make fantastic family homes or stylish and luxury residences for couples or individuals.

Every inch of these houses has been carefully planned giving spacious and very light rooms. The flexible living of the houses means you can have four comfortable bedrooms in each house, or you are free to style according to your taste. With rooms suitable for home offices, comfortable second receptions or good size dining rooms, we are sure the houses will suit every home requirement.

- Architecturally designed
- Freehold Houses
- Stunning custom specification
- Four bedrooms
- Gardens and terraces
- Close to local amenities and parks
- An abundance of light
- Beautiful living and dining spaces
- 10 Year building warranty
- Stylish interiors
- Fully fitted kitchens
- Mews development



LOCAL AREA & TRANSPORT

NEWINGTON GREEN

Nestled in between leafy Stoke Newington and Hackney, Clifford Terrace is located in the heart of Newington Green, off the green itself. With an abundance of delis, cafés, local shops and restaurants, as well as excellent transport links around the capital, this is the ideal place to buy a home.

ISLINGTON

From the busy shopping hub to the Georgian squares, Islington attracts residents from all walks of life. The area offers afternoons strolling through Camden Passage searching for antiques, diverse international food options on Exmouth Market and a huge selection of cocktail and wine bars. Well-established theatres and art galleries showcase the best of the arts London has to offer. From the Almeida 'the Small local theatre with a big reputation' to the Little Angel Theatre inspiring the master puppeteers of the future, there is something for every member of the family.

STOKE NEWINGTON

Stoke Newington High Street and Church Street offer a fantastic selection of independent retailers, including bookshops, clothing stores and vintage homeware shops, as well as a great selection of places to enjoy great food and drinks. An area popular with the creative crowd, this neighbourhood has become a hot destination for families looking settle down. There is a choice of great schools nearby, and the area also has an abundance of green and leisure space such as Clissold Park, the West Reservoir and the Castle indoor climbing centre.



ON FOOT

- 11 mins to Clissold Park
- 12 mins to Canonbury Station
- 15 mins to Dalston Junction Station
- 12 mins to Church Street



BY BIKE

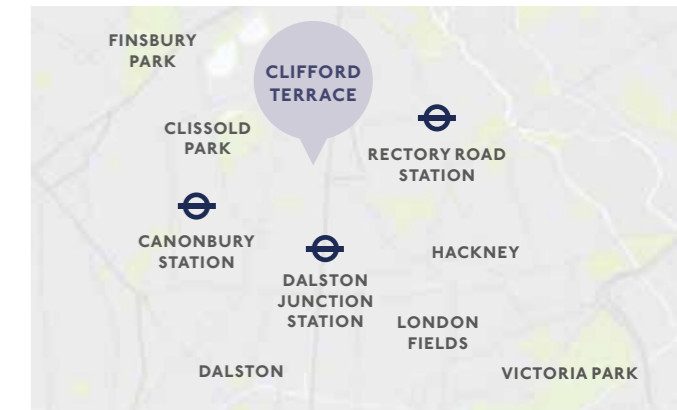
- 5 mins to Canonbury Station
- 4 mins to Clissold Park
- 5 minutes to Highbury Fields
- 9 mins to London Fields



BY PUBLIC TRANSPORT

- 10 minutes to Islington
- 20 minutes to Shoreditch
- 15 minutes to Stratford International
- 29 mins to Liverpool Street

“–BOTH FANTASTIC FAMILY HOMES AND STYLISH, LUXURY RESIDENCES”





“ IF YOU LIKE
TO EAT, DRINK
AND BE MERRY,
YOU’RE IN FOR
A TREAT HERE—”

TIME OUT MAGAZINE



MORE OF OUR FAVOURITE SPOTS

DALSTON

Dalston attracts young art professionals pulled in by the cool underground bars and clubs, vintage shops, fantastic cafés and well-connected transport links. Ridley Road is the spot for food lovers and bargain hunters. The independent art deco picture house, The Rio, offers arthouse and mainstream movies, and don't miss out on the stand up and cabaret nights! Hackney Empire is an east end institution – Charlie Chaplin, Stan Laurel and Marie Lloyd have all paced the stage – and the Christmas time Pantos are the stuff of legend.

HACKNEY

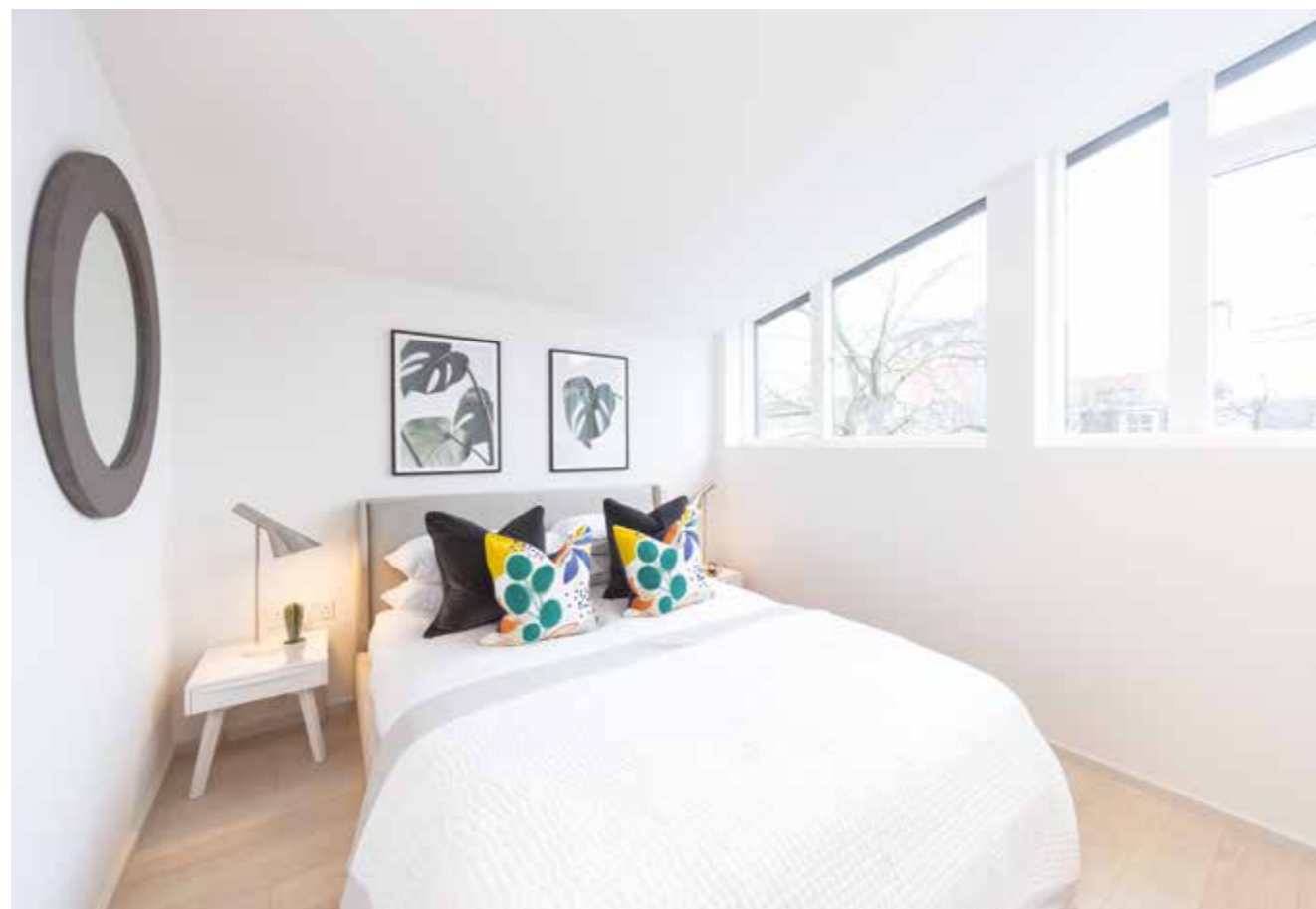
The rapid renaissance Hackney has undergone in recent years is incredible, with 2016 seeing it find a spot in the Sunday Times 'Best Places to Live in Britain' guide. The village-like neighbourhood high streets of Chatsworth Road, Victoria Park Village, Broadway Market and the area around London Fields attest to this. Spend time in the bustling Broadway Market during the day and hang around into the evening for some of London's coolest and friendliest restaurants, bars and clientele, all a short canal or park stroll away. Hackney is London's greenest borough with 815 acres of green space; Victoria Park with its boating lake, pavilion café, quiet corners and summer festivals. London fields with its Saturday BBQ party vibes. Hackney Marshes to completely forget you are in the city.



“–THE POTENTIAL
FOR GOOD TIMES
IS GREAT.”

TIME OUT MAGAZINE





TYPE ONE

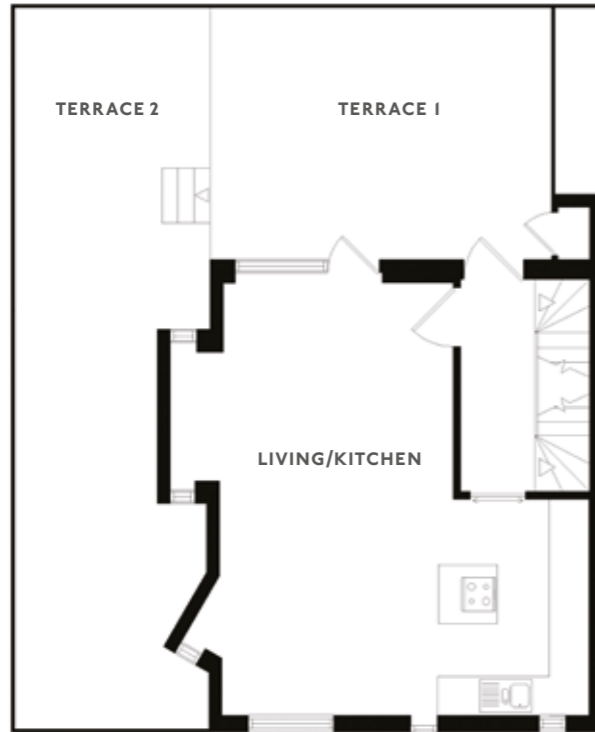
1150 sqft/107 sqm	Living/Kitchen	6.8 x 5.6m
4 bedrooms	Bedroom 1	3.8 x 3.5m
2 bathrooms	Bedroom 2	4.1 x 2.1m
Balcony	Bedroom 3	3.5 x 3.0m
Terrace 1	Bedroom 4	3.5 x 3.5m
5.2 x 3.9m		
Terrace 2		
11.2 x 3.0m		

HOUSE 1

Entrance on the ground floor with two bedrooms and a shower room. Moving up the stairs into the dual aspect living room and dining area an abundance of light pours in from huge windows overlooking a private terrace. The kitchen features an island and is fully fitted. The second floor contains two further large bedrooms with fitted wardrobes a shared bathroom and a balcony.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

EPC Rating – C

All dimensions are indicative only and are subject to site tolerance. Length x width measurements are given at the longest point

TYPE TWO

1335 sqft/124 sqm	Living/Kitchen	10.66 x 3.76m
4 bedrooms	Bedroom 1	3.46 x 3.03m
3 bathrooms	Bedroom 2	4.11 x 3.46m
Balcony	Bedroom 3	3.45 x 3.45m
Patio	Bedroom 4	3.55 x 3.1m
2.8 x 1.6m		
Terrace		
3.8 x 3.3m		

HOUSES 2 AND 4

Entrance on the ground floor with fitted storage in the hallway. The house features a huge open plan fully fitted kitchen with island and living area with access to a private patio and a WC. The first floor has two large bedrooms with fitted wardrobes, a bathroom, and a large private terrace. The two bedrooms on the second floor both have fitted wardrobes, en suites, and one has a private balcony.



GROUND FLOOR



FIRST FLOOR

EPC Rating – C

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SECOND FLOOR

TYPE THREE

1340 sqft/135 sqm	Living room
4 bedrooms	6.8 x 3.5m
4 bathrooms	Bedroom 1
Balcony & Patio	3.4 x 2.8m
Terrace	Bedroom 2
3.9 x 3.4m	3.8 x 3.23m
	Bedroom 3
	3.5 x 3.1m
	Bedroom 4
	3.5 x 3.4m



GROUND FLOOR

EPC Rating – C

HOUSES 3 AND 5

Entrance on the ground floor with fitted storage. Large eat-in kitchen which is fully fitted. Large ground floor rear bedroom with fitted wardrobes and further room which could be flexible – being used as a dining room or bedroom. The two ground floor rooms share access to a private patio and shower room. A large bright living space takes up all of the first floor with access to a large private terrace and bathroom. The two bedrooms on the second floor both have ensembles with one having a private balcony.



FIRST FLOOR

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SECOND FLOOR

TYPE FOUR

1316 sqft/122 sqm	Living/Kitchen
4 bedrooms	10.8 x 3.8m
3 bathrooms	Bedroom 1
Balcony & Patio	3.5 x 3.2m
Terrace	Bedroom 2
4.0 x 3.5m	4.1 x 3.3m
	Bedroom 3
	3.5 x 3.1m
	Bedroom 4
	3.4 x 3.3m



GROUND FLOOR

EPC Rating – C

HOUSE 6

Entrance on the ground floor with fitted storage in the hallway. The house features a huge open plan fully fitted kitchen with island and living area with access to a private patio and a WC. The first floor has two large bedrooms with fitted wardrobes, a bathroom, and the large private terrace. The two bedrooms on the second floor both have fitted wardrobes, en suites, and one has a private balcony.



FIRST FLOOR



SECOND FLOOR

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HOUSE SPECIFICATIONS

KITCHENS

- Bespoke designed handless kitchen, Matt eggshell paint finish, Farrow & Ball Black Blue 95
- Eggers Linen carcassing
- Bosch integrated larder fridge
- Bosch freezer
- Bosch microwave
- Bosch electric oven
- Bosch 5 ring hob
- Smeg integrated extractor fan
- Blanco sink
- Smeg fully integrated dishwasher
- Mechanical heat recovery ventilation

BATHROOMS

- Ceramic 600x600mm tiling
- Zellige 100x100mm tiles to feature wall
- Porcelain 100x300mm tiles to feature wall

INTERNAL GENERAL

- Walls: Matt emulsion paint in Farrow & Ball Strong White 2001
- Ceiling: Matt emulsion paint in Farrow & Ball Strong White 2001
- Bespoke architraves & skirting: Matt eggshell paint in Farrow & Ball Skimming stone 24
- Engineered oak flooring, in white oil, wax finish
- Bespoke tall flush doors: Matt eggshell paint in Farrow & Ball Skimming stone 241

WARRANTY

- 10 year CRL
- ### EXTERNAL
- Windows and patio doors with Velfac double glazed composite frames
 - Frameless glass balustrades
 - Composite timber decked terrace
 - Standing seam zinc roof
 - Standing seam zinc cladding
 - Underfloor heating throughout

BEDROOMS

- Custom designed fitted wardrobes, matt eggshell paint Farrow & Ball Skimming Stone 241

SECURITY

- All houses are alarmed



ABOUT THE TEAM

RGK PROPERTIES & OAKFOREST PROPERTIES

Another joint venture development by RGK Properties Ltd & Oakforest Properties Ltd is led by established developer Russell Kilikita, who has over 35 years experience in the London property market. The company has successfully built up an extensive portfolio, including residential and commercial properties as well as brownfield sites. We benefit from substantial private funds and the support of several leading commercial banks. We have forged excellent relationships with commercial and residential agents, architects and receivers and are continually purchasing varied projects throughout London.



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RECENTLY COMPLETED



ZINC HAUS

- Contemporary new apartments
- High level specification
- Close to London Fields
- Balconies and decked terraces



DOURO STREET

- Freehold terraced house
- Beautiful specification
- Garden

BRIDGE NEW HOMES

Bridge New Homes are experts in new homes sales and marketing and have been selling across London for 25 years. We have our head office in Shoreditch, on the fringe of the City, and through our multiple new home developments across a wide area attract an applicant base whose expectations are for high quality. As development consultants we work closely with our clients to provide a complete service for developers, housing associations and private individuals alike.



BRIDGE NEW HOMES

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HOTBLACK DESIATO

Established 36 years ago Hotblack Desiato (as immortalised in Douglas Adams' cult sci-fi novel, The Hitchhikers Guide to the Galaxy) commenced trading in its inimitable style and rapidly established itself as a successful Islington estate agent on Upper Street, NI. We pride ourselves on being a professional and diligent company always putting the needs of the client first and are committed to the highest standards of practice and service. We are members of the Property Ombudsman for Estate Agents, NAEA and the NFOPP and abide strictly by their professional code of conduct and practice.



HOTBLACK DESIATO

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In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute any part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of flooring or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guided only and should be checked and confirmed by your Solicitor prior to exchange of contracts.