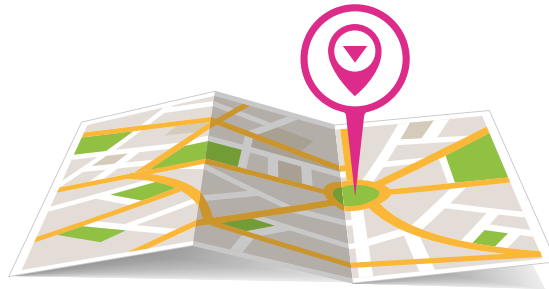


# PROPERTY AREA GUIDES



LIVINGSPLACE  
ESTATE AGENTS

A GUIDE TO  
**STOKE NEWINGTON AREA**







# A GUIDE TO STOKE NEWINGTON AREA

With no tube station and out the way of the hustle and bustle of North London, Stoke Newington could arguably be one of the nicest areas north of the City. In this peaceful part of the capital there are great bars, a band of indie shops and a large Jewish and Turkish communities that contribute to a lot of its cuisine and culture.

What you'll find in Stoke Newington is a neighbourhood favouring independent shops and small, highly-rated state primary schools, much-loved Clissold Park, and in the grounds of St Paul's Church in Stoke Newington High Street, the only solely organic farmers' market in the country.

Stoke Newington has a variety of houses, including a smattering of Georgian houses in Church Street, and Victorian houses with streets of terrace houses of varying size and styles. Many of these period properties have been converted into apartments and there are now four times as many flats for sale in the area as there are houses.

Property prices in the area range from £375,000 to £450,000 for one and two bedroom flats, respectively.



### **Stoke Newington Church Street is the heart of the area**

With the exception of Nando's and a few other chains, almost all the shops and cafés are independent.

There is a butcher Meat N16; baker The Spence Bakery and cake shop Ooh Lou Lou Cakery and fishmonger Jaines & Son.

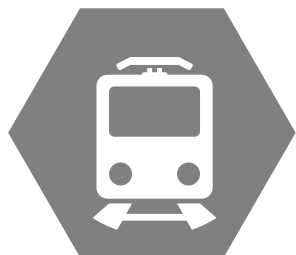
There are a number of artisan coffee shops and smart cafés never too far away, including Caffeine London; The Good Egg; The Blue Legume; The Green Room and The Last Crumb Café.

Rasa N16 is a well-established South Indian vegetarian restaurant and Aun is a popular Japanese restaurant and highly-rated.



**RESTAURANTS  
& CAFES**





# TRANSPORT

**Stoke Newington and Rectory Road Overground stations** are the closets and sit on the Lea Valley lines. Direct trains to Liverpool Street take no longer than 20 minutes from Stoke Newington overground. All stations are in Zone 2.

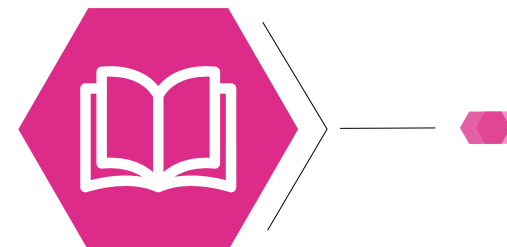
Bus routes include the 67 to Aldgate via Shoreditch, the 73 to Oxford Circus, the 76 to Waterloo via Moorgate and Aldwych, and other buses also travel to London Bridge, Whitechapel, Liverpool Street, Euston, Clerkenwell and more.



Over Ground



**Stoke Newington Road  
Rectory Road**



# SCHOOLS

Stoke Newington's state primary schools are predominately Jewish ones serving Stamford Hill's Orthodox Jewish community, and also many local private Jewish schools.

## "OUTSTANDING" PRIMARY SCHOOL

**William Patten**  
in Stoke Newington  
Church Street

**The Olive School**  
in Cazenove Road

**Jubilee** in Filey Avenue

**Grazebrook**  
in Lordship Road

## "OUTSTANDING" COMPREHENSIVE

**Our Lady's RC** (girls, ages 11 to 18) in Amhurst Park

**Mossbourne Community Academy**  
(co-ed, ages 11 to 18) in Downs Park Road

**Clapton Girls' Academy** (ages 11 to 18) in Laura Plac

## "GOOD"

**Petchey Academy** (co-ed, ages 11 to 18) in Shacklewell Lane

**Skinners' Academy** (co-ed, ages 11 to 18) in Woodberry Grove

**Lubavitch Senior Girls' School** (ages 11 to 18) in Stamford Hill







# ABOUT US

Living Space Estate Agents is one of North London's leading residential sales, lettings & property management agents. Combined with over 18 years experience in the industry and local area has provided us with the valuable knowledge and enviable reputation as a professional, dedicated and proactive organisation, which looks after its clients interests at all times.

We constantly review the services we provide our clients, to ensure we are at the cutting edge of the industry. We tailor our services to each individual clients needs, where we are able to provide the services they require in helping them to achieve their goals, "a swift letting or sale without all the usual complications and stresses".

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