



## John Campbell Road, London, N16 8JZ

### £875,000 Leasehold

Kings Group are pleased to present this three bedroom period conversion situated in a prime location within Dalston. The property is presented in an immaculate condition featuring a spacious lounge, three double bedrooms, extended kitchen diner with a utility room to the rear, three piece bathroom and private roof terrace with plenty of light flooding into all the rooms. The loft room has ample storage and also has the potential to be extended subject to planning.

Located in a quiet residential street, there is easy access on to Kingsland High Road and minutes away from convenience stores, bars and restaurants. The property benefits from easy access to excellent transport links with the nearest station Dalston Kingsland situated 0.2 miles away, as well as several bus routes allowing an easy commute into Central London.

This property is ideal for a first time buyer or investor and is for sale on a chain free basis.

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## **Hallway 12'4" x 5'1" (3.779 x 1.574)**

## **Bathroom 5'7" x 4'6" (1.719 x 1.389)**

Double glazed window to side aspect, panel enclosed bath with shower attachment, pedestal wash hand basin, low level flush w.c, tiled wall and tiled flooring.

## **Lounge 16'2" x 12'3" (4.928 x 3.756)**

Double glazed window to front aspect, television point, power point and double radiator.

## **Kitchen 11'2" x 8'6" (3.429 x 2.604)**

Double glazed window to rear aspect, range of wall and base units with work surfaces incorporated, sink and drainer unit, integrated hob and oven with extractor hood, integrated fridge freezer, tiled walls, tiled flooring and power point.

## **Conservatory 2.468 x 1.747 (0.61m.142.65m x 0.30m.227.69m)**

Double glazed, tiled wall and tiled flooring.

## **Bedroom One 13'0" x 8'3" (3.966 x 2.534)**

Double glazed window to rear aspect, double radiator, fitted wardrobe, power point and carpeted.

## **First Floor Landing 12'5" x 5'3" (3.802 x 1.609)**

Coving to ceiling and carpeted flooring.

## **Bedroom Two 12'2" x 16'2" (3.732 x 4.943)**

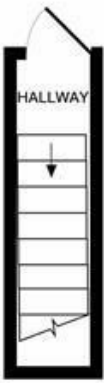
Double glazed window to front aspect, double radiator, fitted wardrobe, power point and carpeted.

## **Bedroom Three 21'3" x 8'3" (6.490 x 2.540)**

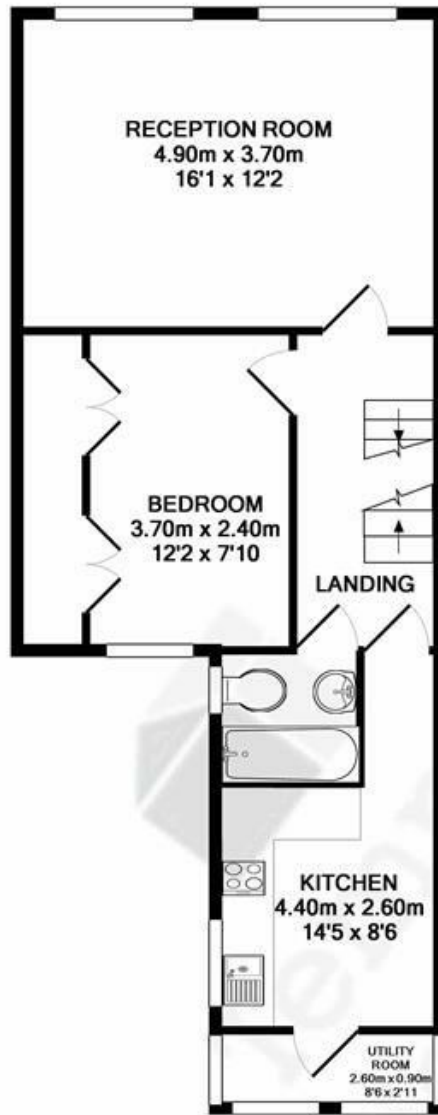
Double glazed window to rear aspect, double radiator, fitted wardrobe, power point and carpeted.

## **Loft Room**

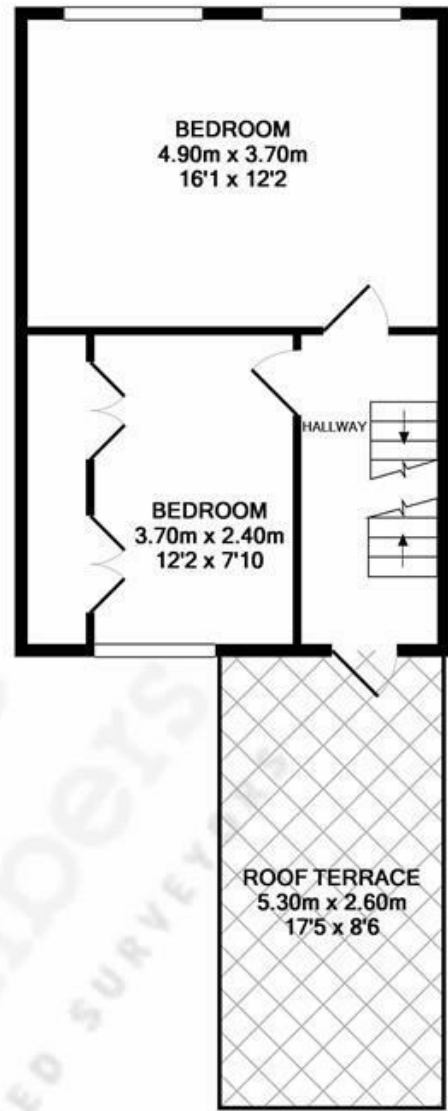
Double glazed Velux skylight, power point and laminate wood flooring.



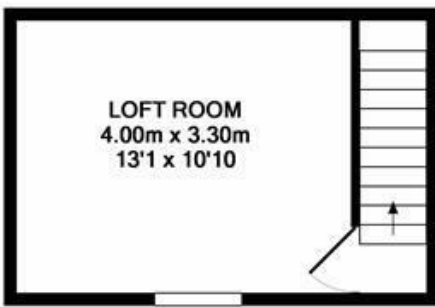
GROUND FLOOR



1ST FLOOR



2ND FLOOR



LOFT ROOM

JOHN CAMPBELL ROAD  
TOTAL APPROX. FLOOR AREA 125.4 SQ.M. (1350 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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