

Finsbury Park Road, , London, N4 2JT

Price £1,500,000



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DESCRIPTION

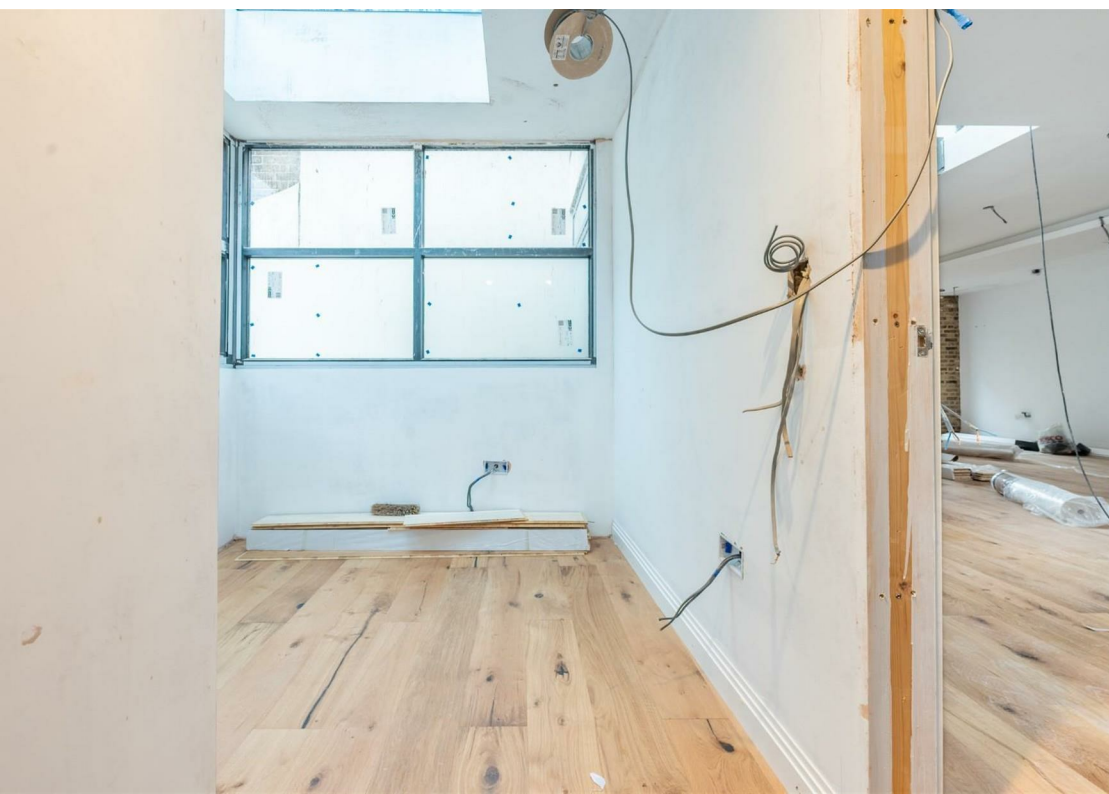
Available chain free and to view by appointment only, this 3 bedroom house is presented in excellent condition throughout and boasts over 1,300 sq. ft. of light & airy accommodation.

This outstanding property comprises on the ground floor of a large reception room spanning over 30 feet (9 metres) in length with wooden flooring, Juliet Balconies and exposed brick, large entrance hall and guest W.C. On the first floor is the master bedroom with en suite shower, two further double guest bedrooms both with skylights allowing ample natural light in and a modern family bathroom.

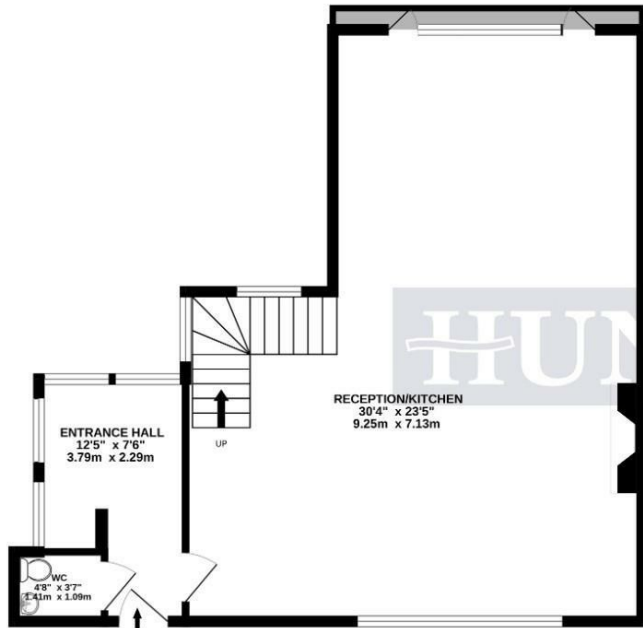
Finsbury Park Road, is a quiet residential street, located moments from the stunning Clissold & Finsbury Parks and the many bars, restaurants and coffee houses of Stoke Newington Church Street and Finsbury Park.

Transport links include Stoke Newington Station (Overground), Finsbury Park Station (Piccadilly Line, Victoria Line and National Rail), Arsenal Station, (Piccadilly Line), Manor House Station (Piccadilly Line) and excellent bus routes into The City and West End

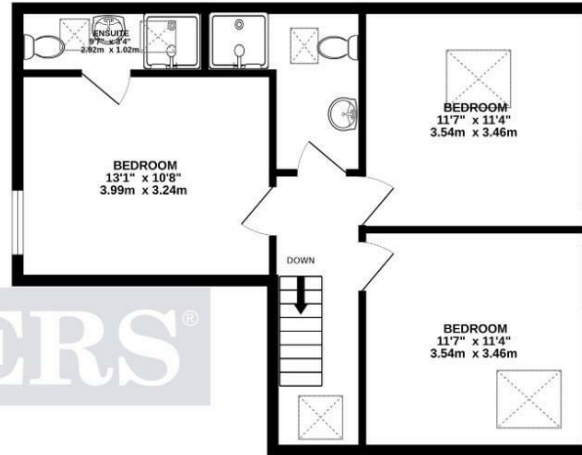




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1310sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing

Please contact our Hunters Stoke Newington Office on 0207 2497 499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16 0UL
Tel: 0207 2497 499 Email: hunters.stokenewington@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

