



Belfast Road, , London, N16 6UH

- Commercial Property
- 3000 sq.ft
- Off of A10 with access to Central London and North Circular
- Development potential STPP
- Access to Stoke Newington BR station

Price £1,450,000

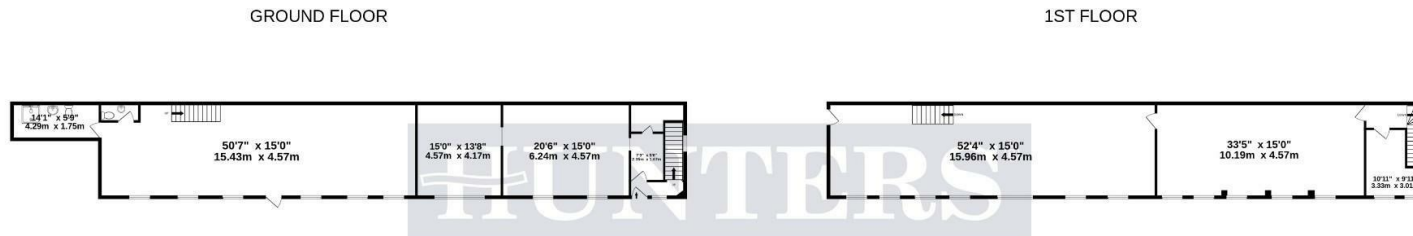


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DESCRIPTION

** Development Opportunity ** A 3000 sq.ft commercial property with development potential (STPP). Set over two floors and located on quiet turning off the A10 with a mix of both residential and commercial properties.

Belfast Road is located just off Stamford Hill and is only moments away from the wide range of bars, restaurants and coffee houses of Stoke Newington Church & High Street with the wide range of bars, restaurants and coffee houses and the wide open spaces of the stunning Clissold Park only a short walk away. Transport links include Stoke Newington Station (Overground) and a wide variety of bus routes allowing easy access into The City and West End.



TOTAL FLOOR AREA : 3060sq.ft. (284.3 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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Viewings

Please contact hunters.stokenewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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.

