



Winston Road, , London, N16 9LT

- Three double bedroom period house
- 1348 sq.ft with potential to extend
- Close to Newington Green
- Close to Clissold Park
- Sought after N16 turning
- Requires updating
- Freehold
- Sold Chain Free

Asking Price £1,200,000



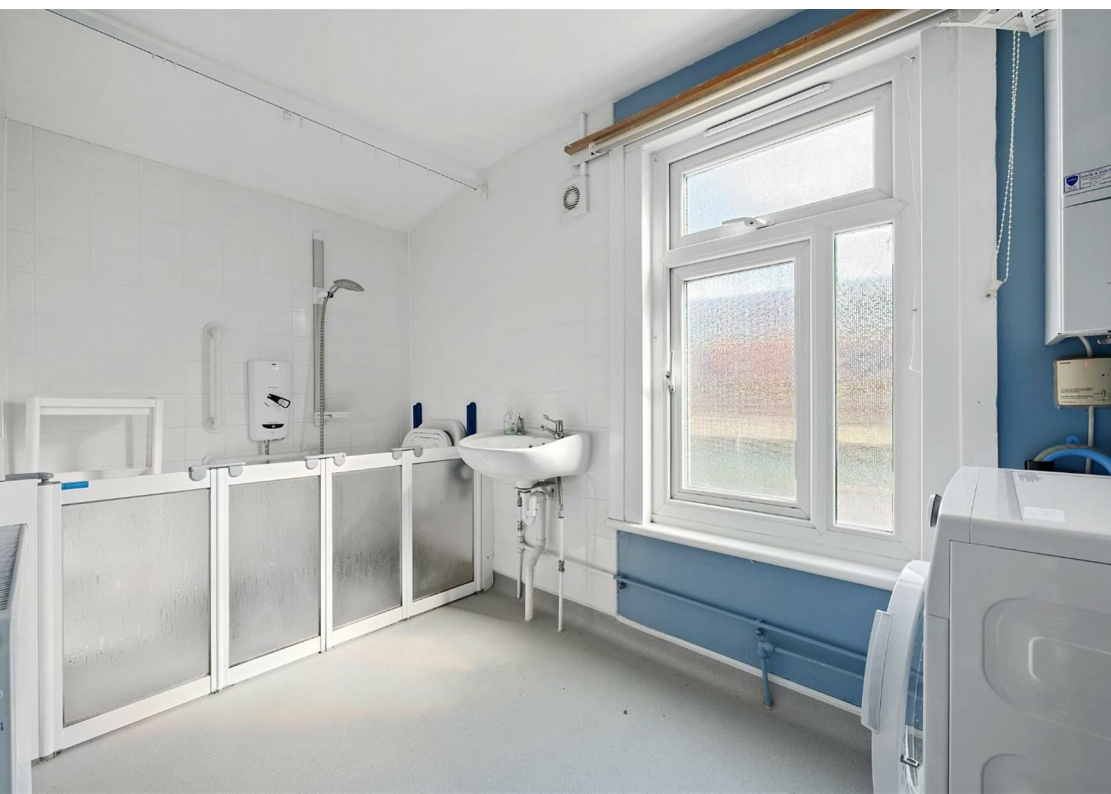
Winston Road, , London, N16 9LT - Asking Price £1,200,000

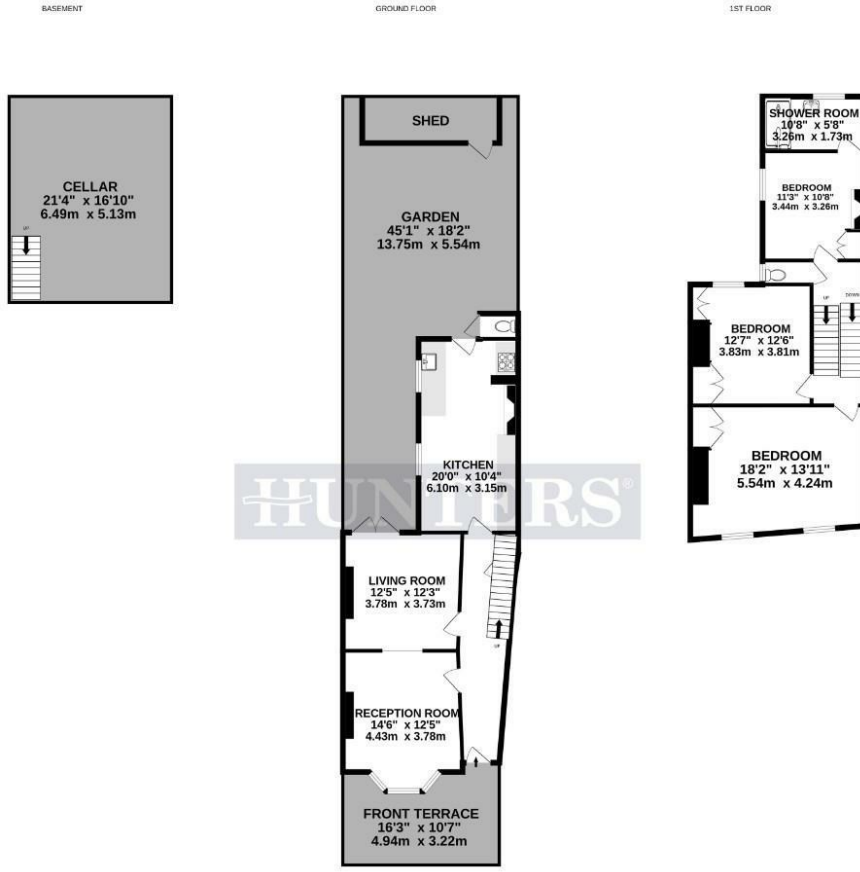
DESCRIPTION

Available chain free and situated on the highly sought after Winston Road is this three bedroom bay fronted period house. The ground floor consists of a double reception room, large kitchen/diner, access to a full width cellar and a fantastic rear garden. The first floor offers three double bedrooms, a wet room and a separate guest W.,C. The property requires updating and offers scope for a ground floor side and rear extension as well as a loft, subject to the necessary planning consents.

Winston Road is a quiet residential, tree lined street only a short walk from Stoke Newington Church Street and Newington Green's wide range of shops, bars, restaurants and coffee houses as well being within easy walking distance from local schools & the stunning Clissold Park. Transport links include Canonbury Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a variety of Bus routes into The City & West End.







TOTAL FLOOR AREA: 1348sq. ft. (125.2 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
 Made with Metropix ©2024



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.

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.

