



**Chesholm Road, London**

, N16 0DR

**Price £1,500,000**



**3**



**1**



**2**



**D**

**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Chesholm Road, London

## DESCRIPTION

This stunning three bedroom Victorian house is perfectly located on one of Stoke Newington's most sought-after roads and offers an array of period features matched perfectly with contemporary design and a west facing garden.

Available to view by appointment only the property has been immaculately refurbished and comprises, double reception room into bay window, kitchen/dining room with doors leading to a west facing garden, The first floors offers a master bedrooms to the front, two further double guest bedrooms and a modern bathroom. The property further benefits from ample storage with a cellar and loft.

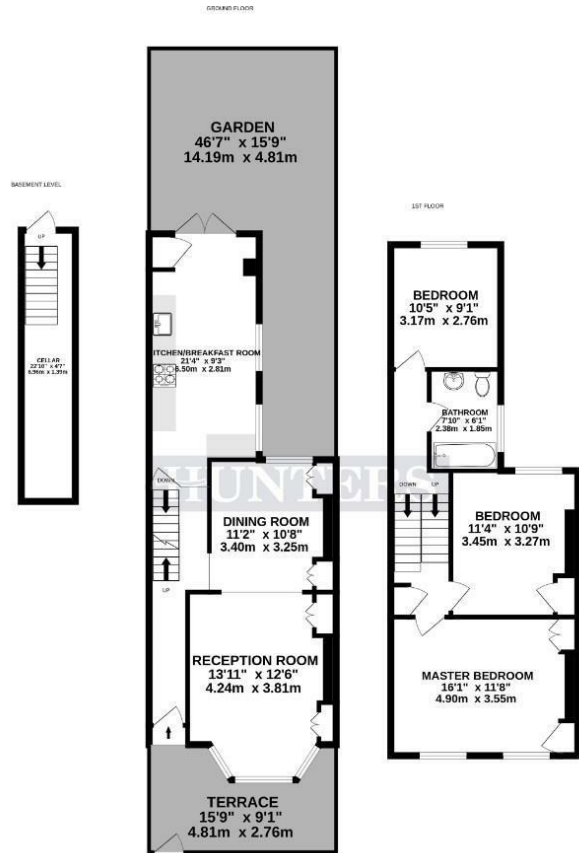
Chesholm Road is a quiet residential, tree lined street only a short walk from Stoke Newington Church Street and Newington Green's wide range of shops, bars, restaurants and coffee houses as well being within easy walking distance from local schools & the stunning Clissold Park as well as William Patten Primary school.

Transport links include, Stoke Newington Station (Overground), Rectory Road Station (Overground) and a variety of bus routes into The City and West End.



# ROOMS





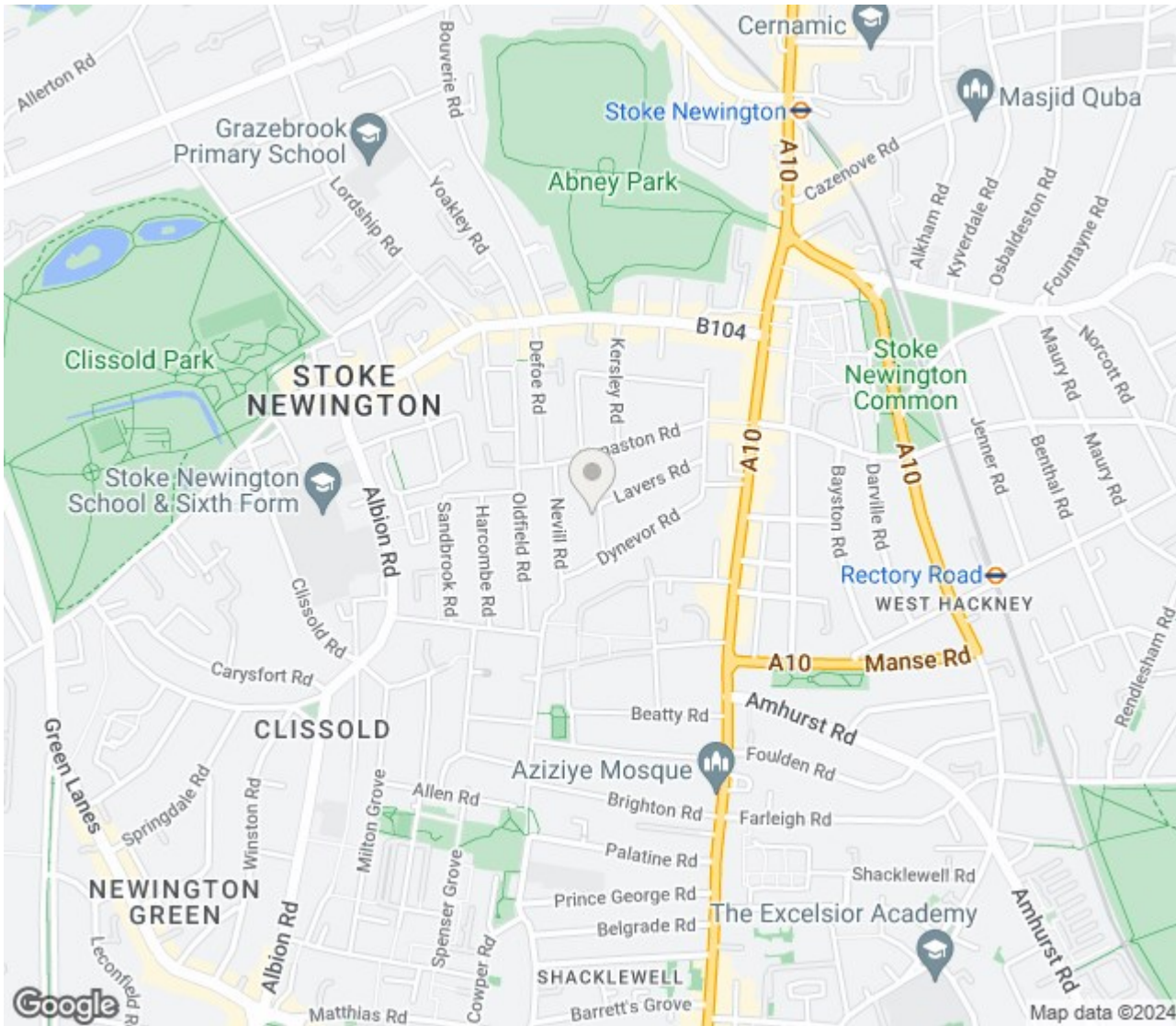
TOTAL FLOOR AREA: 1177sq.ft. (109.3 sq.m.) approx.

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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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>64</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	

### 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.

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