



Tan House, Springdale Road

Price £850,000



Tan House, Springdale Road

DESCRIPTION

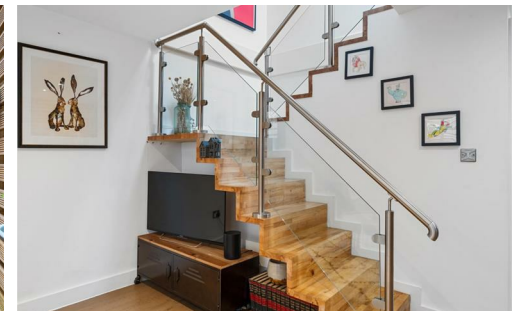
Situated on a quiet residential street, this three bedroom freehold house boasts almost 1,000 sq. ft. (92 sqm.) of internal accommodation.

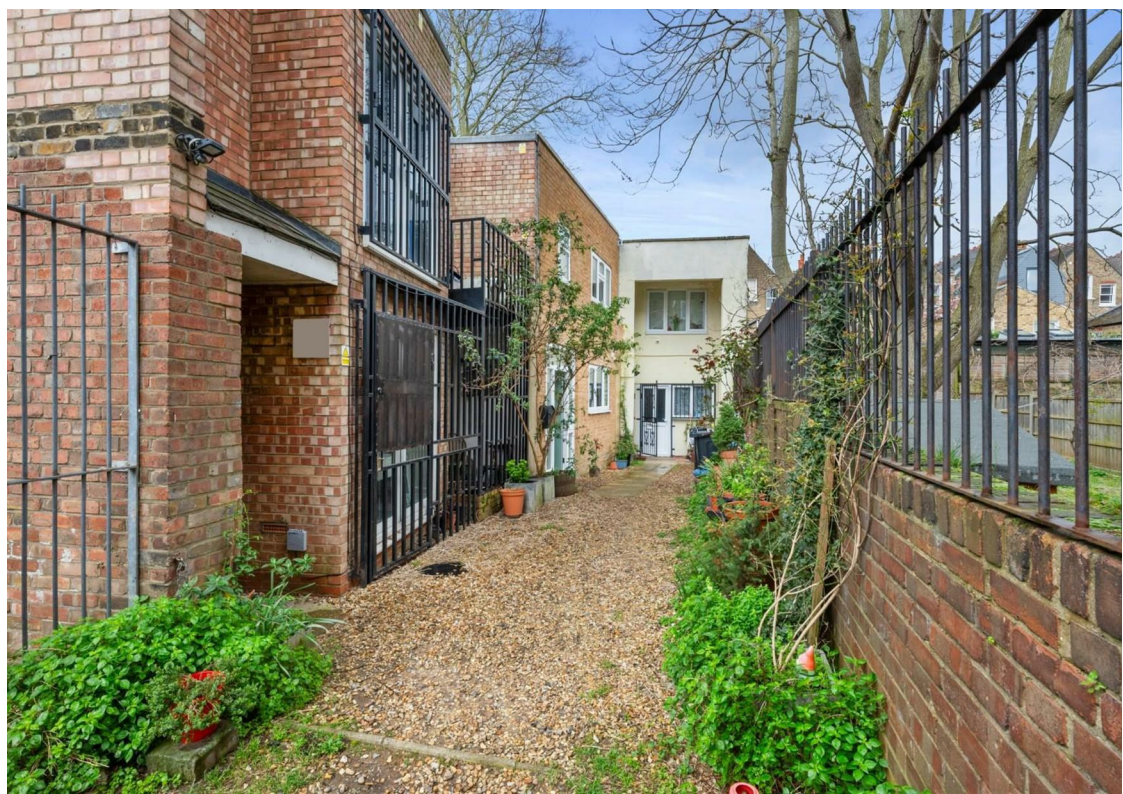
Available to view by appointment only, the property comprises, modern kitchen, large reception room with exposed bricks, master bedroom, double guest bedroom, further guest bedroom/home office, family bathroom, ample storage throughout and a private patio garden.

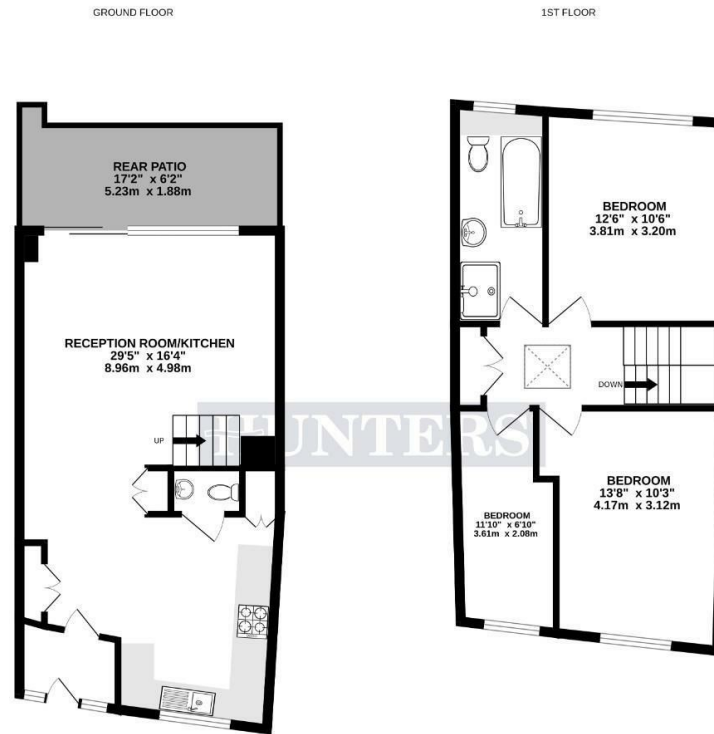
Springdale Road is a quiet residential street located moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street and Newington Green as well as only being a short walk from the stunning Clissold Park.

Transport links include, Canonbury Station (Overground) and a wide variety of bus routes into The City and West End.

- Freehold House
- Three Bedrooms
- Open Plan
- Patio Garden
- Close to Bus Stops and Local Amenities
- Easy Access to The City & West End
- Exposed Brick
- Close to Clissold Park
- Close to Newington Green
- Close to Church Street







TOTAL FLOOR AREA: 958sq ft (88.7 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fittings and appliances shown have been described and no guarantee as to their operability or efficiency can be given.
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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			90
(81-91) B		79	
(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.

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