



Springdale Road, London

Price £2,000,000



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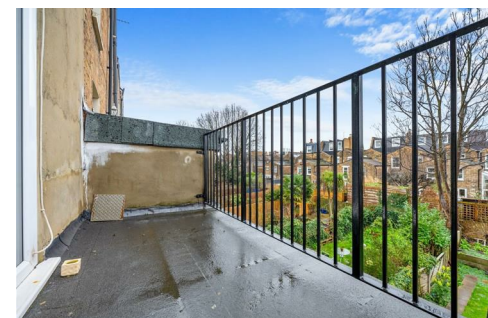
DESCRIPTION

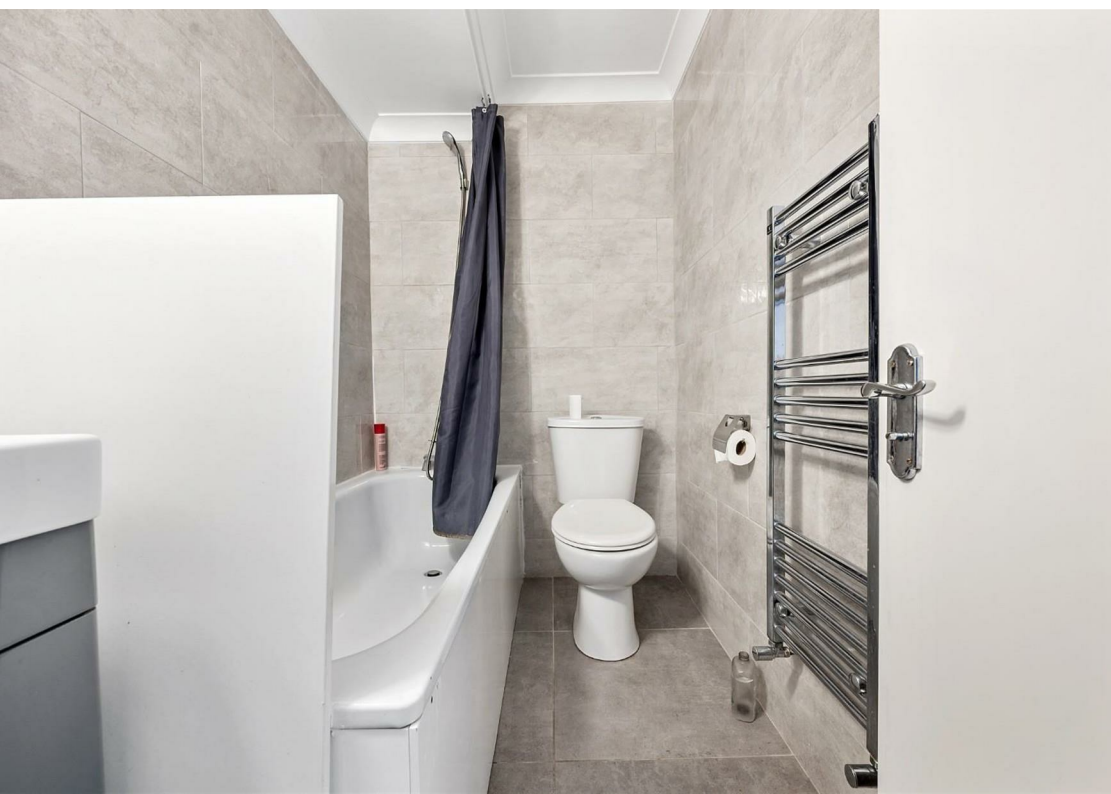
Rarely available on the market, this fantastic five/six bedroom Victorian house is perfectly located on one of Stoke Newington's most sought-after roads and offers over 1,800 sq. ft. of internal accommodation and a stunning south-east facing garden extending to over 50 feet in length (16 meters).

Available to view by appointment only the property offers the benefits of being a large five bedroom family house or being split into three flats. The Ground floor offers a kitchen reception room, bedroom with two further bedrooms and a bathroom on the lower ground floor as well as access to the garden. The first floor comprises of a two further bedrooms (one as a kitchen/reception room) and a bathroom and additional storage room as well as the use of a private balcony overlooking the garden. The second floor also comprises of two further bedrooms (one as a kitchen/reception room) and a bathroom.

Springdale 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 as 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.

- Over 1,800 sq. ft. (168 sq. mt.)
- Garden extending over 50 feet (16 meters)
- Configurable as a family house or three separate flats
- Good Condition
- Close to Newington Green
- Close to Clissold Park
- Close to Church Street
- Freehold







TOTAL FLOOR AREA: 1817sq.ft. (168.8 sq.m.) approx.

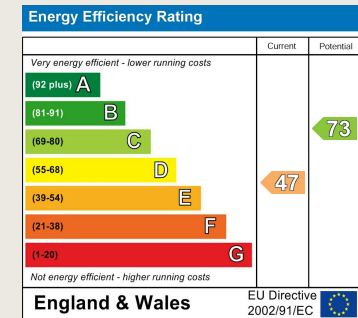
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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.



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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