

Queen Margarets Grove, , London, N1 4QD

- Period Conversion
- One Bedroom
- Planning Permission to Extend to Two bedroom Granted
- Quiet Street
- Freehold
- Own Entrance
- Close to Newington Green
- Excellent Condition
- Close to Transport Links
- Borough of Islington

Offers In Excess Of £600,000



Queen Margarets Grove, , London, N1 4QD

DESCRIPTION

Set within a stunning period building, this fantastic one bedroom garden flat offers over 620 sq ft. of internal accommodation and sole use of a 55ft South facing garden. Benefiting from its own entrance, rarely available on the open market, this wonderful period conversion comprises, large open plan kitchen reception room with double doors leading to the private garden, spacious bedroom, modern bathroom and ample storage. The property is being sold with the entire freehold of the building and planning permission to create a 2 bedroom flat.

Queen Margarets Grove is a quiet residential street located moments from the many bars, restaurants and coffee houses of Newington Green and Kingsland High Street. Transport links include, Canonbury Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a wide variety of bus routes into The City and West End.





GROUND FLOOR
622 sq ft. (57.8 sq m.) approx.



TOTAL FLOOR AREA: 622 sq ft. (57.8 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 misstatement. 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 6/2023

Viewings

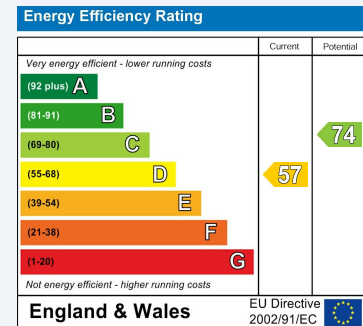
Please contact hunters.stokenewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.



185 - 187 Church Street, Stoke Newington, London, N16 0UL
Tel: 0207 2497 499 Email: hunters.stokenewington@hunters.com <https://www.hunters.com>

