



## Martaban Road, , London, N16 5SJ

- Three bedroom end of terrace house
- 1283sq.ft of internal accommodation
- Access to Stoke Newington BR station.
- Sold Chain Free
- Presented in good decorative order
- South Facing Garden
- Close to Clissold Park & Abney Park
- Close to Church Street amenities

**Price £1,200,000**





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## DESCRIPTION

Available chain free, Hunters Stoke Newington are delighted to offer this delightful end of terrace, bay fronted period house.

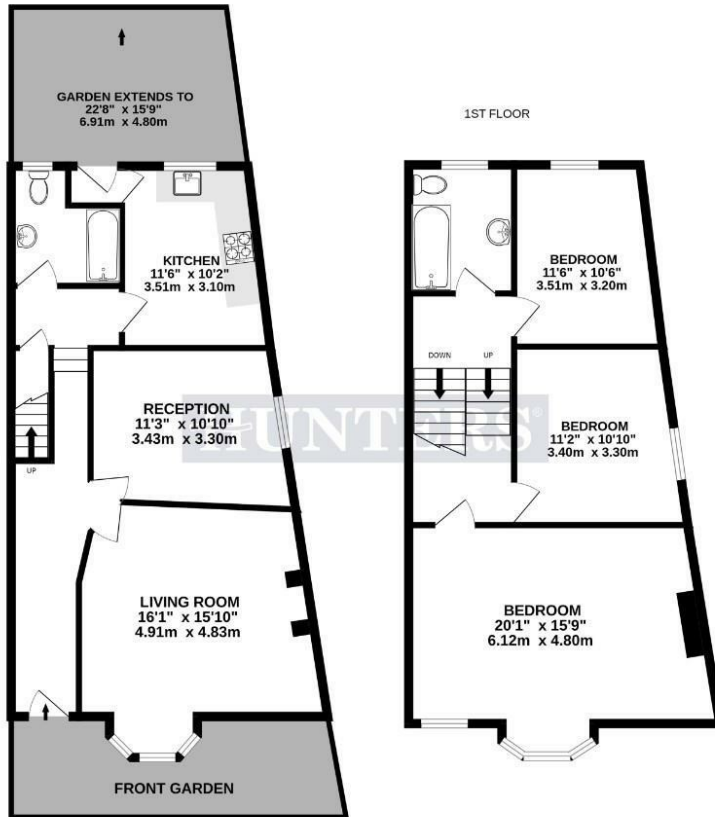
The ground floor consists of two reception rooms, a bathroom and a kitchen which leads to a south facing garden. First floor accommodation consists of three double bedrooms and a bathroom. Offering potential to extend to the ground floor at the rear and into the loft space (STPP).

Martaban Road is a quiet residential street, ideally placed for short walks to the mix of independent shops, bars and restaurants along the High Street and Church Street. Stoke Newington Station is close by, offering direct links into London Liverpool Street and onto the Victoria Line (at Seven Sisters station). There is an excellent choice of outstanding local primary and secondary schools nearby, too.





GROUND FLOOR



TOTAL FLOOR AREA: 1283sq.ft. (119.2 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.  
 Made with Metropac G2024



**Viewings**

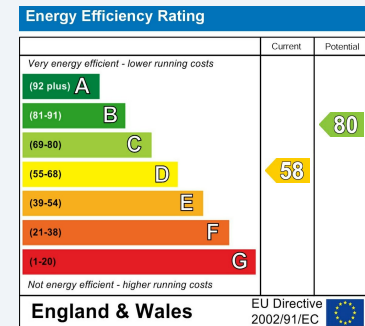
Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.



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