



**Springdale Road, London**

**Offers In Excess Of £2,000,000**



# Springdale Road, London

## DESCRIPTION

Available to view by appointment only, this wonderful six bedroom Victorian house, which is perfectly located on one of Stoke Newington's most sought-after roads. The property is split over four floors and offers 1,875 sq ft. of well proportioned internal space. In addition there is a well kept front garden and an impressive 55ft rear garden.

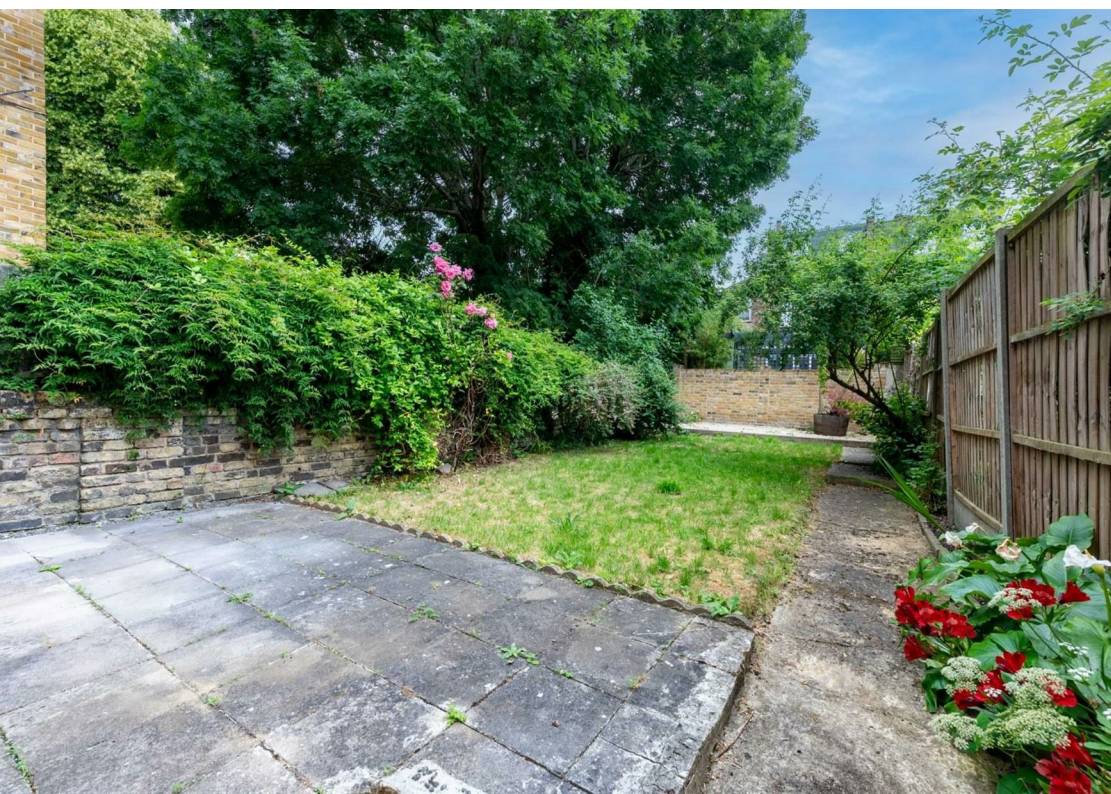
The lower ground floor has a large bedroom with wall to ceiling built in wardrobes, a very spacious games room/cellar and a shower room. At the front of the ground floor is a fantastic sunlit reception room with bay windows, and to the rear is a large kitchen/diner. Thereafter, the corridor leads to the large garden, with mature plants. A perfect space for relaxing and entertaining! The first floor comprises of a master bedroom, which has fitted wardrobes. In addition, there is a further double bedroom. The top floor has three good sized bedrooms and a family bathroom.

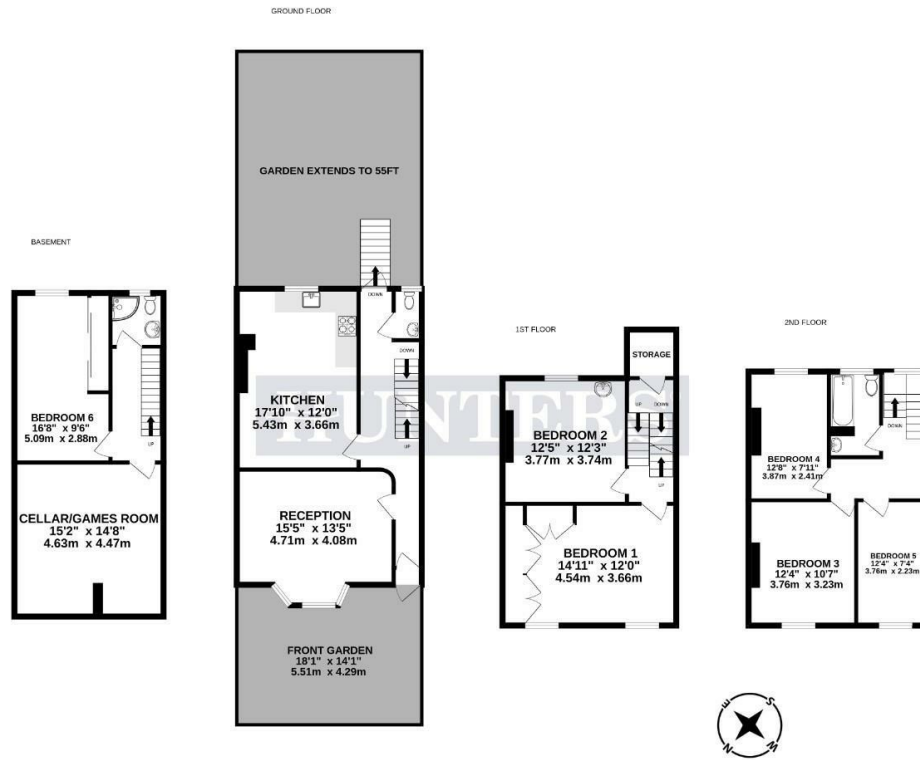
Springdale Road is a quiet, tree lined residential street, within very close proximity to the array of coffee shops, trendy bars and restaurants of Stoke Newington Church Street and Newington Green. Clissold Park, with its vast green spaces is within a short walking distance. Springdale Road is within the catchment area of the much in demand primary and secondary schools.

Transport links to The City and The West End are provided by numerous and frequent bus routes. Rail links are served by Canonbury Station (overground) and Dalston Kingsland & Junction (overground).

- Chain free
- Freehold house with option to extend (STPP)
- 1,875 sq ft. (174 sqm)
- 6 Bedrooms
- 55 foot rear garden
- 2 Family bathrooms
- Additional guest washroom
- Period features & high ceilings
- Close to Church Street & Clissold Park
- Catchment area of in demand schools





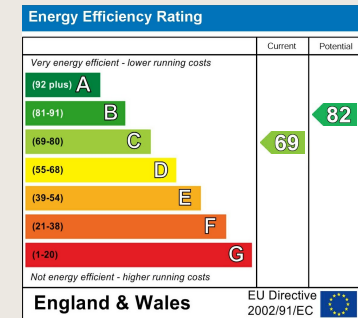


TOTAL FLOOR AREA: 1875 sq.ft. (174.2 sq.m.) approx.

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.  
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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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