



**Farleigh Road, London, N16**

**Price £1,500,000**





# Farleigh Road, London, N16

## DESCRIPTION

Rarely available, this period freehold house with original features is located on a quiet residential street in Stoke Newington and offers 2,220 sq. ft. (206 sqm.) of internal accommodation with a garden extending over 44 feet in length.

Available to view by appointment only, the property is set over three levels and offers a fantastic opportunity to acquire this family home. The property requires full updating and comprises, two reception rooms and kitchen on the ground floor with doors leading to the garden and a family bathroom, separate W.C. and access to a large cellar for storage.

The first floor has master bedroom spanning the width of the house, second bedroom, a kitchen (formerly a bedroom), W.C. with the second floor has three further bedrooms family bathroom and access to a loft space, with the potential to extend (subject to all the necessary planning consents).

Farleigh Road is a quiet residential street located in the heart of Stoke Newington as well as being only moments away from the wide range of bars, restaurants and coffee houses of Stoke Newington Church Street & High Street and the wide open spaces of the stunning Clissold Park.

Transport links include Rectory Road Station (Overground), Stoke Newington Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a wide variety of bus routes allowing easy access into The City and West End.

- Freehold house
- Five bedrooms
- Two reception rooms
- South facing garden
- Potential to extend (subject to all necessary consents)
- Close to transport links









TOTAL FLOOR AREA : 2220sq.ft. (206.2 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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