



Maple Close, London, N16

Price £800,000



Maple Close, London, N16

DESCRIPTION

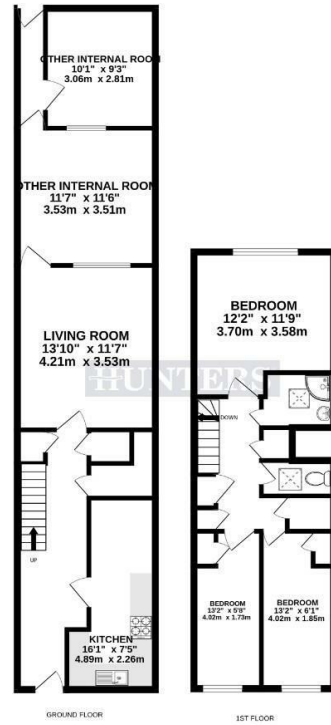
Available to view by appointment only and situated within a quiet residential development, this three bedroom freehold house boasts 1,135 sq. ft. (105 sqm.) of accommodation.

Split over two levels, the property comprises, kitchen dining room, reception room, an extension with an additional reception room, where the garden previous was on the ground floor, master bedroom, two further bedrooms, family bathroom, separate W.C. on the first floor and ample storage throughout.

Maple Close is a quiet residential street located within the popular neighbourhood of Stamford Hill which is only moments from the many bars, restaurants and coffee houses of Stoke Newington.

Transport links include Stamford Hill Station (Overground), Manor House Underground Station (Piccadilly line), Seven Sisters Underground Station (Victoria Line) and a wide variety of bus routes into The City and West End.





TOTAL FLOOR AREA: 1135sq.ft (105.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, floors and any other data 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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