



St. Andrew's Grove, , London, N16 5NE

- 5/6 Bedroom semi-detached Victorian House
- Large garden in sizeable plot
- Off Street Parking for two cars
- Potential to extend and/or develop
- Corner House in sought after N16 turning
- Two kitchens, four bathrooms including two ensuite
- Close to Manor House tube, Stoke Newington BR and Clissold Park

Offers In Excess Of £1,600,000



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DESCRIPTION

This spacious end of terrace period house offers 5/6 bedrooms and is split over 6 levels (including a large cellar) as well as occupying a larger than average plot. Recently updated and in our opinion ideal for a large family Although substantial in size, this end of terrace house uniquely offers scope to add space by carrying out a side, rear, cellar and loft conversion. It will also be of great interest to developers with the potential to build a new build house to the rear (subject to all necessary planning and consents).

Located in a popular residential street located a short walk from the many bars restaurants and coffee houses of Stoke Newington. Transport links include, Stamford Hill Station (Overground), Manor House Station (Piccadilly Line), Stoke Newington Station (Overground), Finsbury Park Station (Overground & Victoria Line) and a variety of Bus routes into The City and West End.



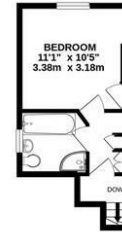
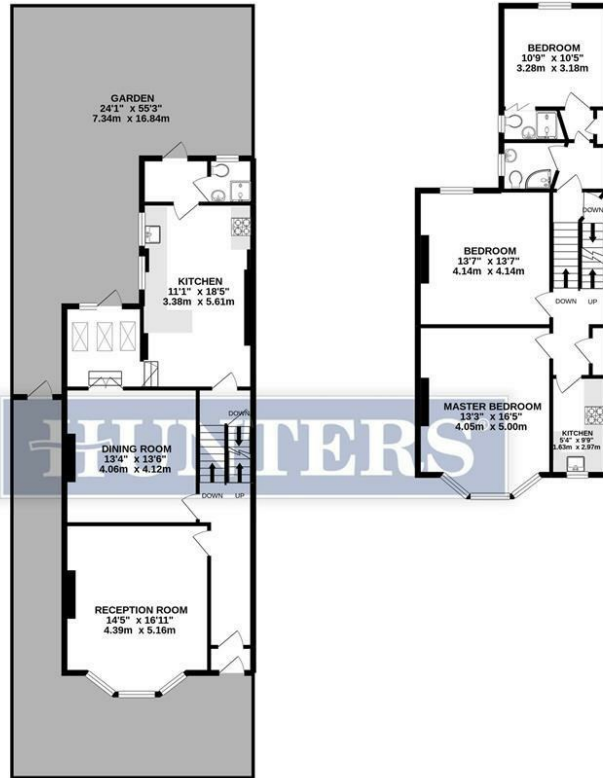
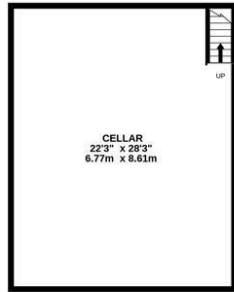


BASEMENT
625 sq ft. (58.1 sq.m.) approx.

UPPER GROUND/GROUND FLOORS
915 sq ft. (85.0 sq.m.) approx.

1ST AND 2ND FLOORS
783 sq ft. (72.6 sq.m.) approx.

3RD FLOOR
223 sq ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA: 1919sq.ft. (178.3 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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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.

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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