



Riversdale Road, , London, N5 2JZ

- Four bedroom Freehold house
- 1724 sq.ft of internal accommodation
- 52ft garden to rear
- Sold Chain Free
- Sought after residential turning
- Set over three floors
- Access to Highbury & Islington and Finsbury Park stations

Price £1,400,000



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DESCRIPTION

A very well priced four double bedroom, freehold family house located on the ever popular Riversdale Road, set moments from Clissold Park. Standing at an impressive 1,724 sqft, the property offers wonderful potential to create a very special home and could be extended (STPP).

Accommodation comprises of two separate entrances, one raised ground and another lower ground taking you directly into a sizeable double reception room. The rear occupies a kitchen with a door leading through to a 41 ft mature private garden. Four excellent sized double bedrooms are set on the raised ground and first floor, a bathroom, separate wc and further utility room complete the upper floors.

Riversdale Road is located moments away from Highbury Barn which offers a selection of sought-after local independent shop. The property is a short walk away from the green, open spaces of Highbury Fields and Clissold Park along with a yoga studio and renowned local pub on its doorstep. Easy access to the popular and vibrant Stoke Newington Church Street provides a further variety of great boutiques, restaurants and cafes.

Transport links are well serviced by a selection of excellent bus routes as well as Arsenal underground station (Piccadilly line) within short walking distance along with Highbury & Islington and Finsbury Park underground stations (Victoria line and over ground services) both nearby.







TOTAL FLOOR AREA: 1724sq.ft. (160.2 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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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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