



**Filey Avenue, London**

**Price £1,900,000**



# Filey Avenue, London

## DESCRIPTION

\*\* Sold By Hunters Stoke Newington - Properties in the Stamford Hill area required for waiting buyers \*\*  
Rarely available on the open market, Hunters Stoke Newington have the pleasure of offering this chain free 5/6 bedroom, bay fronted period property. The house is set over numerous levels and extends to the loft.

The property offers almost 3,200 sq. ft. of internal accommodation and retains numerous period features with an opulent staircase, being one of its charms. This is a dream home for those looking to settle in this safe and welcoming community.

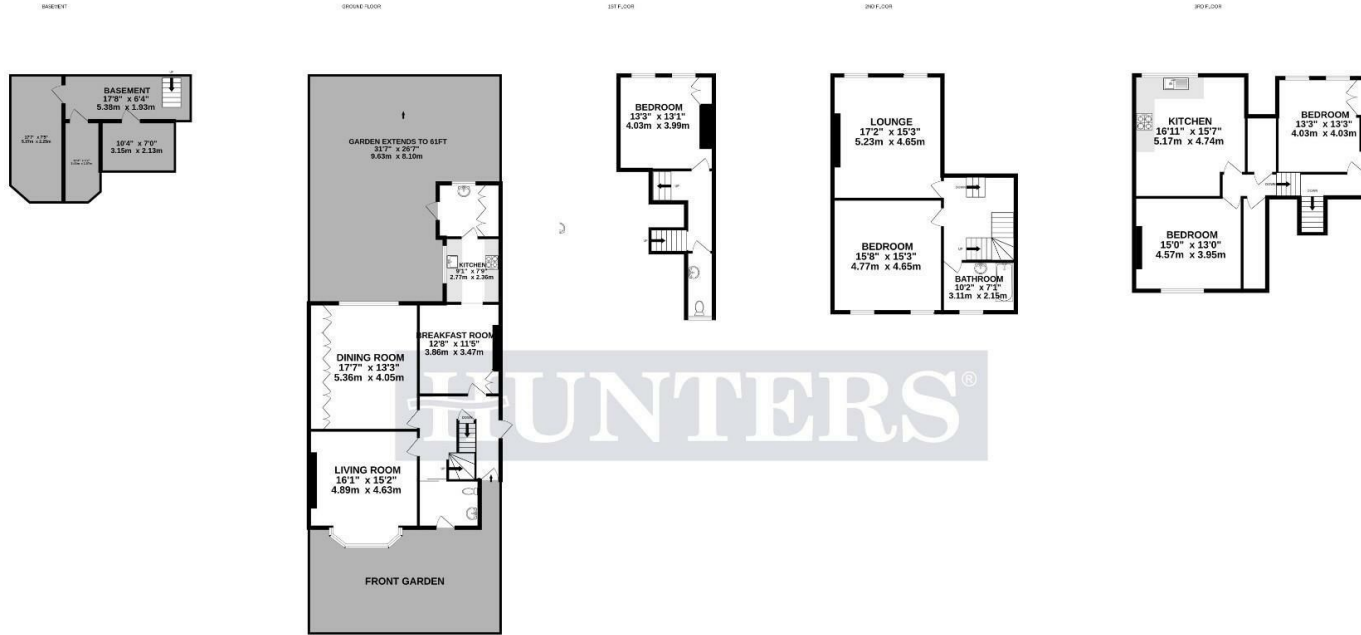
The ground floor consists of two receptions, a dining room, a separate kitchen, bathroom, utility room and guest W.C. There is also a large basement that can easily be converted into a habitable space. The uppers floors consist of 5/6 bedrooms with a family bathroom and additional W.C.. This is a rare and excellent opportunity to purchase such a large and unique property. Further boasting a spacious south east facing rear garden extending to 61ft., There is also a storage room on the top floor as well as access to a large attic space.

Filey Avenue is a quiet, tree lined residential street located moments away from the local shops and amenities of Stoke Newington Church Street. Transport links include, Stoke Newington Station (Overground), Clapton Station (Overground) and a variety of bus routes into The City and West End as well as only being a short walk from the stunning Springfield Park which is infamous for its landscapes, canal boats and tennis courts.

- Rarely available period house
- 5/6 Bedrooms
- Almost 3,200 sq. ft. of accommodation
- Chain Free
- 61 ft. rear garden
- Quiet Street







HUNTERS®

(INCL. BASEMENT 3198 SQ.FT.)

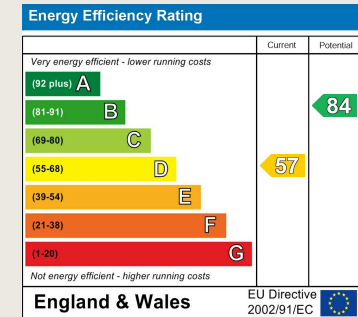
TOTAL FLOOR AREA : 2831sq.ft. (263.0 sq.m.) approx.

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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