



Narford Road, London, E5

- Chain free
- Two bedrooms
- Split level
- Close to transport links
- Share of freehold
- Period conversion
- Open plan living
- Close to Springfield Park

Offers In Excess Of £650,000

Tenure: Share of Freehold

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DESCRIPTION

Offered to the market chain free, this period conversion is split across three floors and boasts over 775 sq. ft. (72 sqm.) of internal accommodation, master bedroom with shower, double guest bedroom, bathroom and a stunning, dual aspect open plan kitchen/reception room leading to a private balcony. The property is presented in good condition throughout and further benefits from a shared freehold.

Narford Road is a quiet residential street, situated just moments from the many bars, restaurants, coffee houses of Stoke Newington and Clapton and only a short walk from the the stunning Springfield Park leading to the river tow-path, River Lea and the stunning views across Walthamstow marshes.

Transport links include, Clapton Station (Overground), Rectory Road Station (Overground) and a wide variety of bus routes into The City and West End.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewing

Please contact our Hunters Stoke Newington Office on 020 7249 7499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16

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Tel: 020 7249 7499 Email:

<https://www.hunters.c>



Council Tax: B

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

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

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