

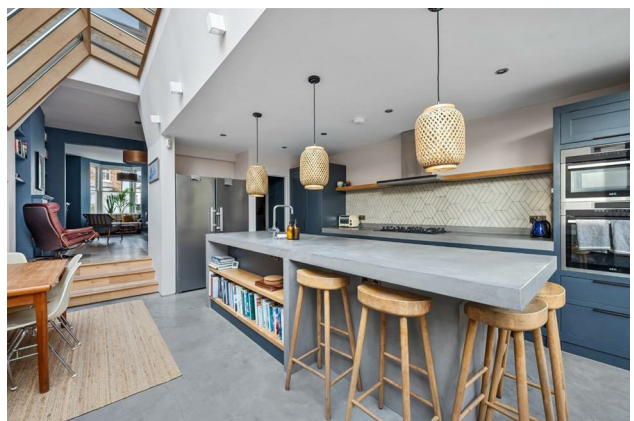
# HUNTERS®

## EXCLUSIVE

Kersley Road, London, N16

Price £2,000,000

Property Images



# HUNTERS<sup>®</sup>

## EXCLUSIVE

### Property Images



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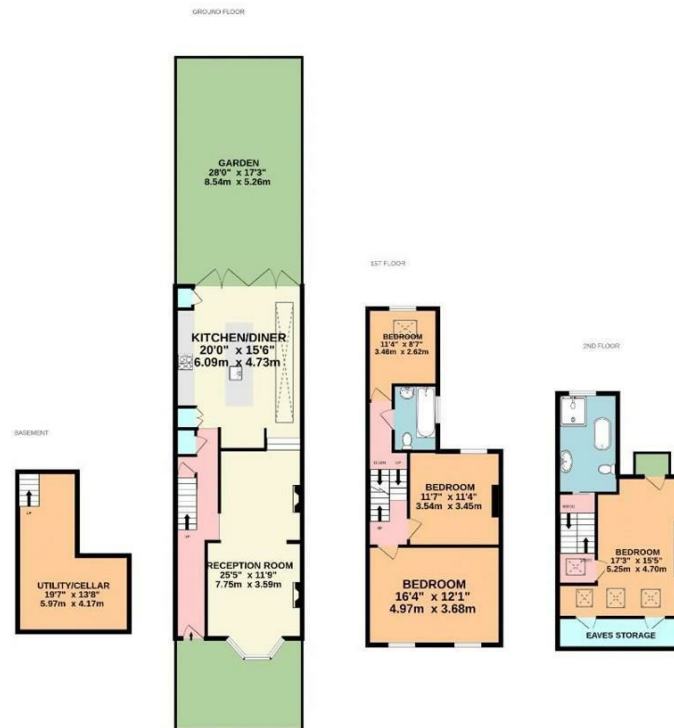
## EXCLUSIVE

### Property Images



# HUNTERS®

## EXCLUSIVE



TOTAL FLOOR AREA: 1893sq.ft. (175.9 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.

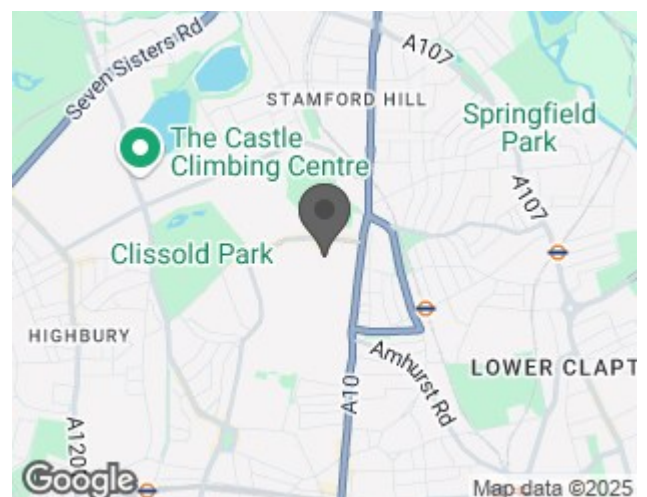
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### EPC

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          | <b>61</b> | <b>83</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

### Map



### Details

Type: House - Terraced Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Available chain-free, this beautifully restored four-bedroom, two-bathroom house is located on a popular residential street and offers over 1,890 sq. ft. (175 sqm.) of internal space. The property boasts a wider-than-average kitchen/dining room and a stunning 28 ft. (8.5 m) east-facing garden with an outdoor cooking/entertaining area.

The ground floor comprises a double reception room with a bay window, a log burner, chevron flooring, and underfloor heating. The extended kitchen/dining room, which spans 20 feet (6 meters) in length, features a central island, built-in appliances, floor-to-ceiling windows to the rear and polished concrete flooring. Skylights and double crittall-style doors lead to the private rear garden, making it an ideal space for entertaining. The cellar offers ample storage and can also be used as a utility/laundry room. The first floor offers a spacious master bedroom that spans the width of the property, two further double bedrooms, and a family bathroom. The loft extension provides a fourth double bedroom and an additional stylish bathroom, along with ample eaves storage. The property is also within close proximity to William Patten Primary School.

Kersley Road is a quiet residential street located just moments from the many bars, restaurants, and coffee houses of Stoke Newington Church Street, as well as the wide open spaces of the stunning Clissold Park. Transport links include Stoke Newington Station (Overground) and a variety of bus routes into The City and West End.

Additional Information provided by the seller;

- The house was completely rebuilt from scratch to an extremely high specification
- Fully rewired and replumbed to an exceptionally high standard including CAT7 network cabling throughout the house as well as new double glazing throughout.
- Newly insulated in all the walls and floors and soundproof sub floor laid to reduce noise between floors.

## Features

- Chain free • Freehold house • Four bedrooms • Two bathrooms • Floor to ceiling windows • Excellent condition throughout • Underfloor heating • Utility/laundry room • Close to Church Street • Close to Clissold Park