



## Bethune Road, , London, N16 5BA

- Massive 7 bedroom house
- Over 2700 sq.ft
- Some period features
- Sold Chain Free
- Previous planning for flats (now expired)
- Rarely on the market
- Set over numerous levels
- Wrap around staircase
- Needing modernisation

**Guide Price £1,750,000**



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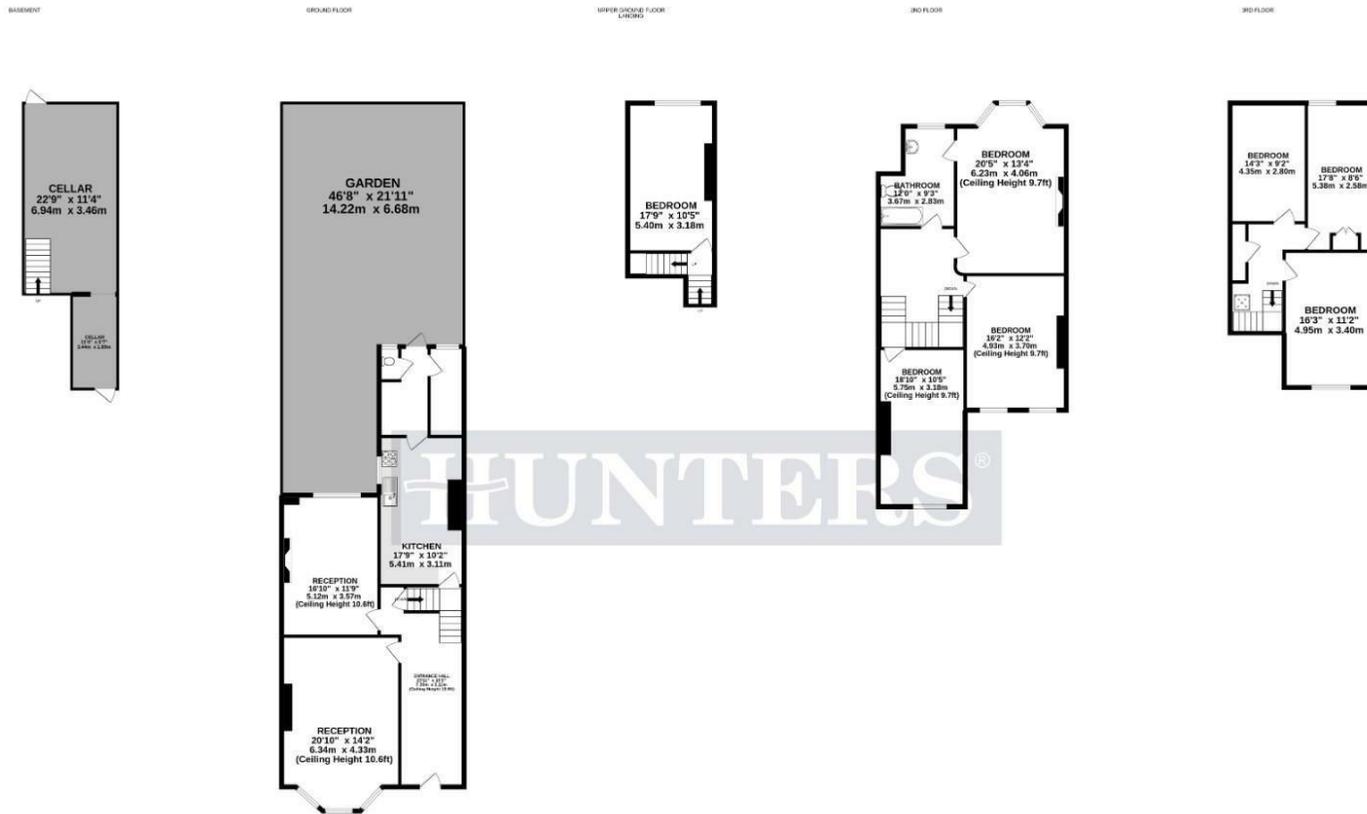
## DESCRIPTION

**\*\* Offers Invited \*\***A massive seven bedroom period house with off street parking, offering over 2700 sq.ft of internal accommodation. Set over numerous levels and consisting of two reception rooms, a kitchen/diner, seven bedrooms and a good size garden to rear. The property requires some updating and is ideal for a large or growing family.

Bethune Road is a quiet residential road located just off Manor Road and within 10 minutes walk of Stoke Newington Church Street with its array of bars, coffee shops and restaurants. This property would make an ideal family home and is sold chain free.







TOTAL FLOOR AREA : 2709sq.ft. (251.7 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. Made with Metropix ©2022



### Viewings

Please contact [Hunters.ManagementStokeNewington@hunters.com](mailto:Hunters.ManagementStokeNewington@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) <b>A</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			
<b>England &amp; Wales</b>	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.

