



John Campbell Road, London, N16

Asking Price £1,300,000



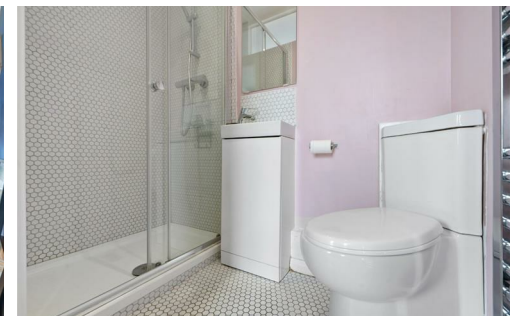
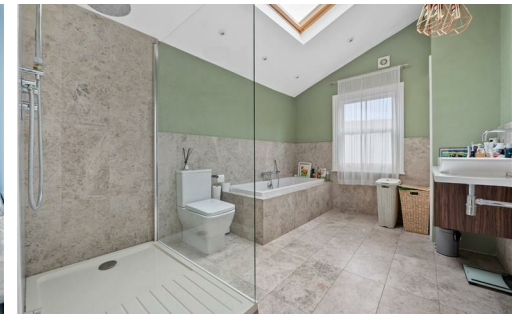
John Campbell Road, London, N16

DESCRIPTION

This stunning four bedroom bay fronted period property is presented in excellent decorative order throughout. Located on a sought after turning off Stoke Newington Road, the house is set over three floors and offers over 1500 sq.ft. of internal accommodation. The ground floor comprises of a large interconnecting reception area, guest W.C. and a modern kitchen/diner with bi-fold doors which open on to a private outside space. The upper floors boast four bedrooms, two of which have en suite shower/W.C.'s, as well as an oversized family bathroom and a 16ft wide primary bedroom with fitted wardrobes.

The property is conveniently located within easy access of both Dalston Junction and Dalston Kingsland stations, as well as numerous regular bus routes providing excellent cross-London links. Dalston itself offers an array of shops, bars, cafes and restaurants. Upper Street (Islington) & Church Street in Stoke Newington are also both within reachable distance. Further offering access to Clissold Park, Hackney Downs & Highbury Fields to the West.

- Terraced period property
- Four double bedrooms
- Excellent decorative order
- Two En Suite bedrooms
- Modern/Kitchen diner
- Over 1500sq.ft of living space
- Access to Dalston Kingsland station

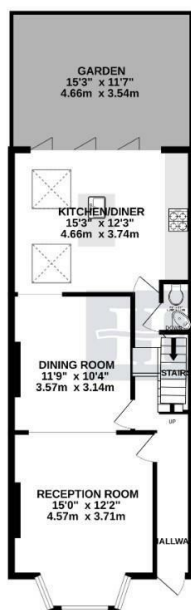




GROUND FLOOR
367 sq. ft. (33.7 sq. m.) approx.



GROUND FLOOR
367 sq. ft. (33.7 sq. m.) approx.



FIRST FLOOR
445 sq. ft. (41.2 sq. m.) approx.



SECOND FLOOR
361 sq. ft. (33.4 sq. m.) approx.



TOTAL FLOOR AREA: 1588sq.ft. (147.5 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 symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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			77
(55-68) D	59		
(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.

020 7249 7499

185 - 187 Church Street, Stoke Newington,
London, N16 0UL

Hunters ManagementStokeNewington@hunters.com