

Dumont Road, N16
Approx. Gross Internal Area 1352 Sq Ft - 125.60 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
ipaplus.com Date: 22/12/2023

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.



Dumont Road, N16



£1,150,000 Freehold

Measuring an impressive 1,352 sq.ft, this unique Victorian 3 bedroom, mid-terrace family home is enviably located in a much-sought-after residential road just off ever-popular Church Street and close to OFSTED-rated Outstanding local school, William Patten. Sitting in a quiet, residential road, it offers space for secure bike storage out front, as well as a private and secluded back garden. This positioning creates an oasis of calm just moments from the vibrancy of Church St, the delightful green spaces of Abney and Clissold Parks, ample local amenities and many, easy transport links. The rooms include: light-filled double-reception with kitchen/dining room, 3 bedrooms, a WC on each floor and bathroom with garden view. There's a basement below, and large loft above that offers plenty of scope to extend (STPP)

Dumont Road is a quiet residential road within the catchment for William Patten Primary School buyers will need to check the school catchment before proceeding). Nearby transport links include Stoke Newington Station (Overground), and a variety of bus routes into the City and central London.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

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- IDEAL FAMILY HOME
- CLOSE TO OUTSTANDING SCHOOLS
- CLOSE TO TRANSPORT & AMENITIES
- PRIVATE GARDEN
- POTENTIAL TO EXTEND (STPP)
- EXCELLENT LOCATION

