

## Marton Road, London, N16 0RA

- Double-Fronted Facade
- Approx. 1,132sqft
- 3 Bedrooms Freehold House
- Just off Stoke Newington Church Street
- Patio Garden
- Potential to extend, subject to necessary consents

**Offers Over £1,250,000**



# Marton Road, , London, N16 0RA

## DESCRIPTION

This beautifully presented, double fronted, three bedroom home offers approximately 1,132 sq ft of living space spanning across two floors. Lovingly renovated, it strikes a perfect balance between original period features and contemporary design and is located within a stones throw of Stoke Newington Church Street,

The ground floor consists of two reception rooms— ideal for entertaining or family life — along with a spacious kitchen/diner that opens directly onto a private patio. Further, there is a separate office/study, utility room, and a ground-floor WC, adding further practicality for family living.

Upstairs, there are three double-bedrooms — served by a smartly finished family bathroom and fully boarded and insulated loft space.

The property also offers potential to extend, subject to the usual planning and building consents, giving buyers scope to further enhance or reconfigure the space in the future.

The home is within easy reach of its vibrant selection of independent shops, cafes, and restaurants. Dalston's creative energy is also nearby, along with excellent transport links including Dalston Kingsland (Overground and East London Line) and a wide array of bus routes into the City and West End.

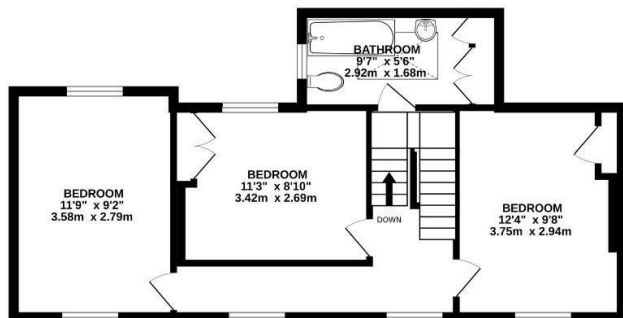




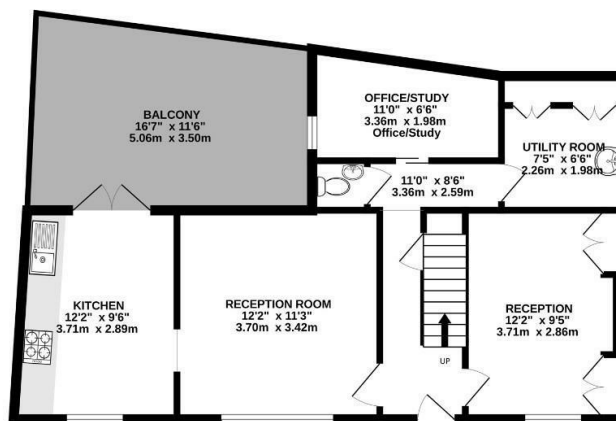




FIRST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1132sq.ft. (105.2 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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### 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

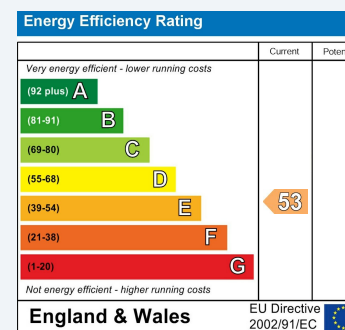
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## 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.



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.

