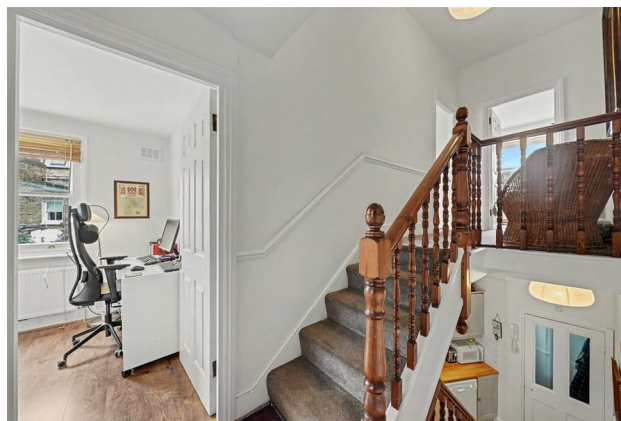
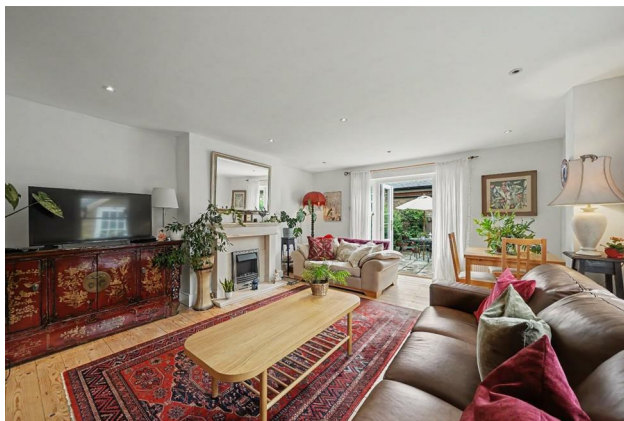


# HUNTERS®

HERE TO GET *you* THERE

**Dynevor Road, London, N16**  
**Offers In Excess Of £1,000,000**

Property Images



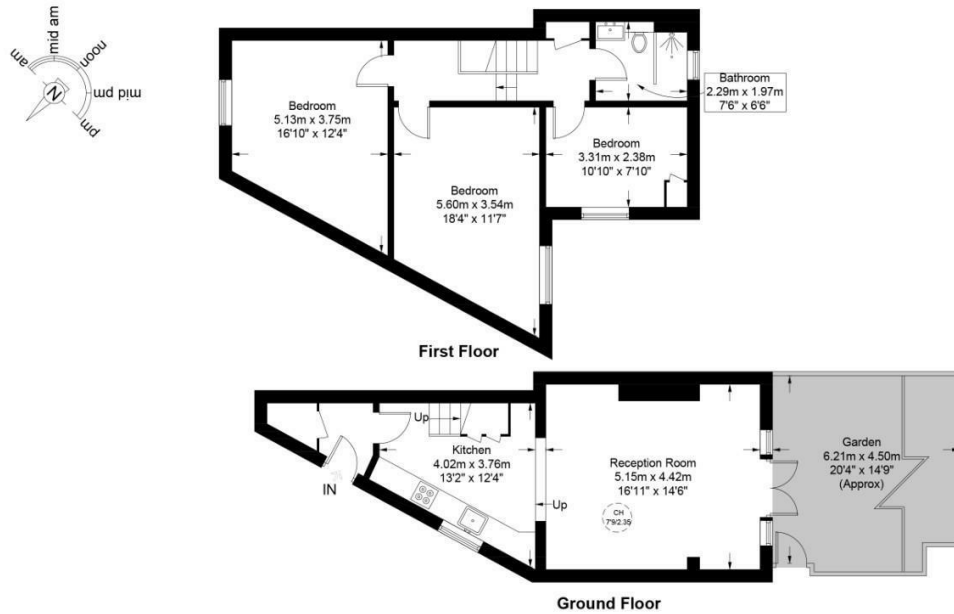
## Property Images



## Floorplan

Dynevor Road, N16

Approximate Gross Internal Area = 996 sq ft / 92.5 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

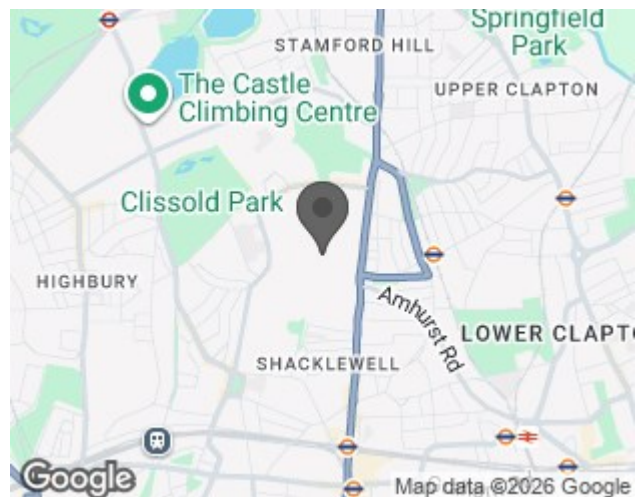


Certified Property Measurer

## EPC

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          | <b>66</b> | <b>84</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 Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

A beautifully presented three double bedroom freehold home, formerly part of a historic dairy, offering approximately 996 sq ft (92.5 sq m) of well-proportioned accommodation, quietly positioned behind a gated entrance on the sought-after Dynevor Road in the heart of Stoke Newington.

The ground floor comprises a fitted kitchen with ample storage and worktop space, additional built-in storage and a spacious 16ft reception room with a fireplace and direct access to a private patio garden. The garden has been beautifully maintained with mature planting and offers a peaceful outdoor space, with the added benefit of useful side access.

The first floor comprises three double bedrooms together with a contemporary family bathroom, with the property further benefiting from useful loft storage.

Dynevor Road is a quiet residential road positioned moments from the independent shops, cafés and restaurants of Stoke Newington Church Street. The property is also within easy reach of Clissold Park, Abney Park and Butterfield Green, together with excellent transport links via Stoke Newington and Rectory Road Overground stations.

## Features

- Freehold house with gated entry • Three bedrooms • Garden • Side access • Good condition throughout • Quiet street • Close to transport links • Close to local amenities