



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>		77
(55-68) <b>D</b>	55	
(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	

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Offers in Excess of

**£1,750,000**

Freehold

- Six Spacious Bedrooms
- Three Bathrooms
- Double Reception Room
- Period House With Charm
- Located on Allerton Road
- Victorian Property
- Double Fronted
- 2,475 Sq. Ft
- Close To London Amenities



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Situated in a highly desirable location within close proximity of Clissold Park and Stoke Newington Church Street, in addition to excellent schooling, transport links and a wide variety of amenities within close distance sits this double fronted Victorian period family home, measuring at 2,475 Sq. Ft, the property comprises six bedrooms, three bedrooms, a double reception room, two dining rooms, kitchen/diner, utility room and last but not least a beautiful west facing rear garden.

The property boasts an abundance of charm throughout and is perfect for those wanting to put their own mark on a family home.

Early viewings are a must!

### Key Information

Freehold

2,475 Sq. Ft

EPC Rating - 55/D

Council Tax - Hackney - Band F



Total Area: 230.0 m<sup>2</sup> ... 2475 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

