



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	47	70
EU Directive 2002/91/EC		

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£970,000

Freehold

- Freehold Opportunity
- 1,291 sq. ft
- Excellent Postion
- No Chain
- Adjoining Garage
- Great Potential



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.



About The Property...

Sitting on a quiet residential street, just a short stroll from both Stoke Newington Church Street and Newington Green, this large freehold home is begging to be used to its full potential and offers a vast amount of space internally with three floors totalling 1,291 sq. ft and offering ample living space, bedrooms as well as a cloak room, WC's and both a bathroom and shower space. The property also boasts an adjoining garage which with the necessary planning, could be converted into additional living space, and there is also a lean-to off of the kitchen, which could also be removed to re-instate the courtyard style garden.

Key Information

1,291 sq. ft

Tenure - Freehold

Council Tax - Hackney - Band C

EPC - /

