



## Prince George Road, London, N16

- Chain free
- Two bedrooms
- Close to local amenities
- Moments from Butterfield Green
- Period conversion
- Patio garden
- Close to transport links
- Close to Clissold Park

**Offers In Excess Of £575,000**



# Prince George Road, London, N16

## DESCRIPTION

Offered chain free, this well-presented two-bedroom ground floor period conversion is set within an attractive Victorian terrace on the sought-after Prince George Road, N16, extending to approximately 682 sq ft (63.3 sq m) of internal accommodation. The property enjoys a private patio garden and a well-proportioned layout, blending character features with comfortable modern living.

The accommodation comprises a bright bay-fronted reception room with high ceilings and timber flooring, a generous principal bedroom, a second bedroom ideal as a guest room, nursery or home office, a fitted kitchen with direct access to the garden, a contemporary bathroom, and the added benefit of a useful cellar providing valuable storage space.

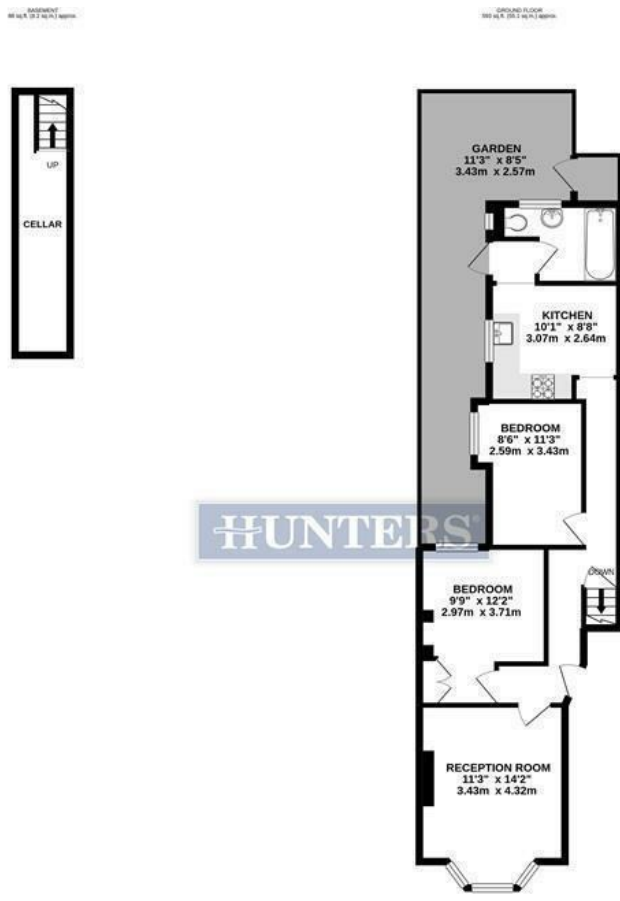
To the rear, the private patio garden offers a low-maintenance outdoor space, perfect for al fresco dining, entertaining or simply relaxing during the warmer months.

Prince George Road is a quiet residential turning just off Stoke Newington High Street, moments from the vibrant selection of bars, restaurants and coffee houses along Church Street, as well as the green spaces of Butterfield Green and the ever-popular Clissold Park.

Excellent transport links include Rectory Road Station (Overground), Dalston Kingsland and Dalston Junction Stations (Overground), together with a wide variety of bus routes providing easy access into The City and the West End.







HUNTERS

TOTAL FLOOR AREA: 682 sq. ft. (63.3 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. Made with Metreplex ©2012



**Viewings**

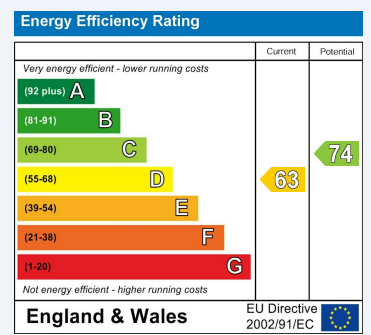
Please contact [StokeNewington@hunters.com](mailto:StokeNewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

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

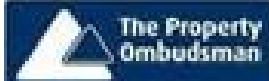
**ENERGY PERFORMANCE CERTIFICATE**

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.



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