



SYMON SMITH

RESIDENTIAL & COMMERCIAL ESTATE AGENTS
AND PROPERTY MANAGEMENT

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34 Allerton Road, London,, N16 5UF

Guide Price £1,995,000

Symon Smith Estate Agents are delighted to offer a rare to the market family home located on desirable and highly sought after residential street in Stoke Newington, neighbouring Clissold Park as well as some of Stoke Newington's highly thought of primary schools and a wide and eclectic range of independent retailers and restaurants which can all be found on Stoke Newington Church Street and Stoke Newington High Street, which are both just a short walk away. Public transport is also within east reach with Manor House and Canonbury within walking distance as well as having numerous bus links taking you into City & West End. The house itself is a double fronted victorian semi-detached house, with a grand entrance leading into an impressive hallway with doors leading onto a large living room, a spacious dining room with adjoining conservatory, kitchen/diner, utility room and cloakroom WC, this is followed by a first and second floor made up of 6 double bedrooms, two bathroom and a shower room. To the rear of the property there is a well presented and maintained rear garden which is laid with both a paved area and a lawn whilst benefitting from a side return to the front of the property and a fantastic view of The Castle on West Reservoir.

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|------------------|--------------------------|------------------------|
| ■ Six Bedrooms | ■ Kitchen - Morning Room | ■ Dining Room |
| ■ Through Lounge | ■ Three Bathrooms | ■ 230.0 m ² |
| ■ Freehold | ■ EPC Rating - D | ■ Council Tax Band - F |



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