



Pooles Park, , London, N4 3PA

Asking Price £275,000



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DESCRIPTION

Hunters Estate Agents are now in receipt of an offer for the sum of £245,000 for Flat 22, Fallowfield, Pooles Park London, N4 3PA.

Anyone wishing to place an offer on the property should contact Hunters Estate Agents, 185 Stoke Newington church Street, London, N16 0UL 020 7249 7499 before exchange of contracts.

****CASH BUYERS PREFERED****

Available to the market chain free is this spacious three bedroom first floor flat set within a purpose built ex local authority block in Finsbury Park.

The property offers well proportioned accommodation throughout, comprising a bright reception room, separate kitchen, three bedrooms and a family bathroom. While well laid out, the flat would benefit from updating, offering an excellent opportunity for buyers to add their own style and value.

Ideally located within easy reach of Finsbury Park Station, providing excellent transport links across London, along with a range of local shops and amenities nearby.

Fallowfield is located on Pooles Park, a quiet residential street ideally positioned within easy reach of the many bars, restaurants and independent coffee shops of Finsbury Park and Stroud Green as well as the wide open spaces of Finsbury Park. Transport links are excellent with Finsbury Park Station providing access to the Victoria Line, Piccadilly Line, National Rail and Thameslink services, along with a variety of bus routes offering convenient access into The City and West End.

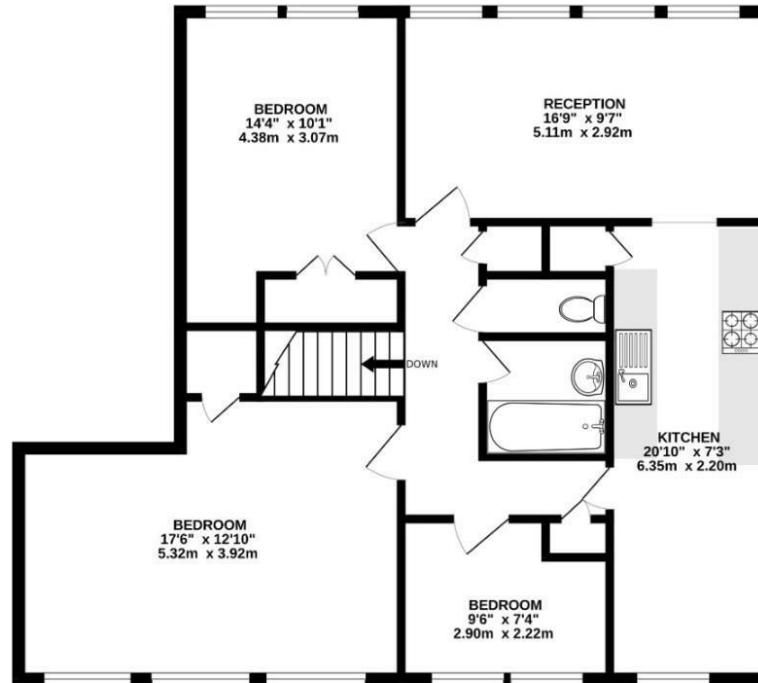
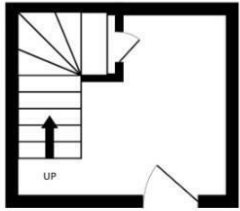
All services / appliances have not and will not be tested.





FIRST FLOOR
88 sq.ft. (8.2 sq.m.) approx.

SECOND FLOOR
894 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.3 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.
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Viewings

Please contact 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.

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

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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