



Belgrade Road, London

- Three Bedroom Terrace House
- Front & Rear Garden
- Potential To Extend (stp)
- Chain Free
- Period Property
- Basement
- Sought After Location

£900,000

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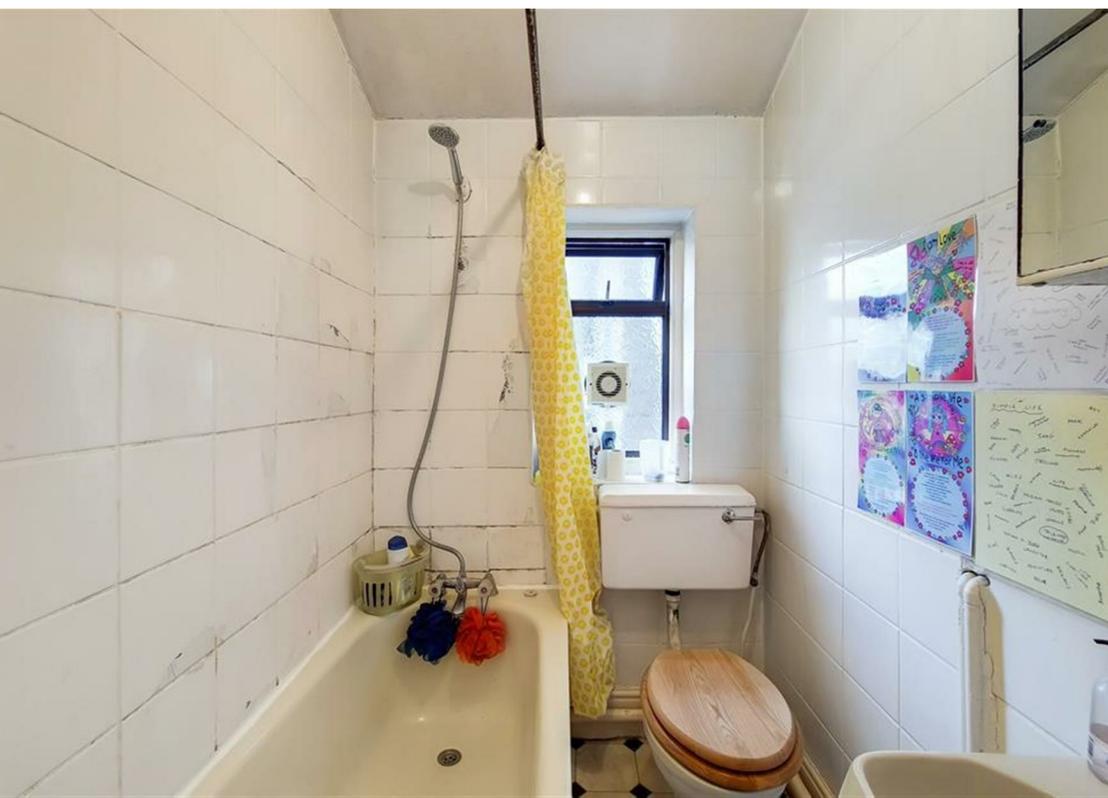
Belgrade Road, London

DESCRIPTION

Located on an attractive tree lined residential street is this three bedroom Victorian terrace house set over 1445 sq ft. The property is in need of modernisation and would make for an ideal development opportunity. With the potential to extend (stp) this property is also ideal for someone looking to create their next dream home. The property is set over 3 floors which comprises a basement (restricted head height) 2 receptions and a separate kitchen on the ground floor and three double bedrooms and bathroom on the first floor. The property also benefits from front and rear gardens.

Belgrade Road is located in the heart of Stoke Newington and well placed within easy reach of Church Street and Stoke Newington High Street which boast an array of high end eateries, coffee shops and amenities. For young families it is worth noting that the property is within the catchment of the outstanding Shacklewell Primary School. Excellent connections into the City with several bus routes, Dalston Kingsland & Dalston Junction stations all nearby.







Belgrade Road, N16

CAPTURE DATE: 22/04/2022 LARAS SCAN POINTS: 68,763,655

GROSS INTERNAL AREA

134.33 sqm / 1445.92 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property 134.33 sqm / 1445.92 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes carports, balconies and pergolas 134.77 sqm / 1343.01 sqft	TYPICAL STRUCTURAL FEATURES Bathrooms, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED ACCESS HEIGHT Lowest part area under 1.8m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

area as basement: 128.61 sqm / 1393.11 sqft
area as basement: 125.44 sqm / 1350.23 sqft
area as: 6370a00/1135a00r2306623d

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		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

Viewing

Please contact our Hunters Shoreditch Office on 020 7613 1798 if you wish to arrange a viewing appointment for this property or require further information.

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