

HUNTERS[®]

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Elton Place

London, N16 8LU

£3,595 Per Month

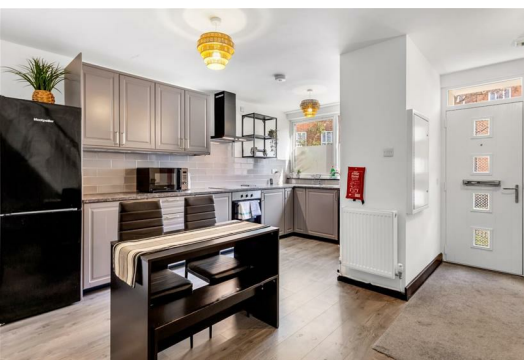


Situated on a quiet residential street, this well presented three bedroom house offers over 930 sq ft of accommodation.

The property benefits from a gated entrance and front patio garden. The ground floor comprises an entrance hall, a spacious kitchen dining room measuring 15'6 by 14'9 ft and a reception room measuring 14'9 by 14'2 ft with doors leading directly to a private rear garden extending to approximately 32 ft.

The first floor offers a generous principal bedroom measuring 14'9 by 8'6 ft, two further double bedrooms both measuring 11'4 by 8'4 ft, a family bathroom and ample storage.

Elton Place is a quiet residential street located a short walk from the many bars, restaurants and coffee houses of Newington Green. Transport links include Canonbury Station (Overground), Dalston Kingsland and Dalston Junction Stations (Overground) along with a wide variety of bus routes providing easy access into The City and West End.



The image displays two floor plans for a property. The left plan is the Ground Floor, and the right plan is the 1st Floor.

GROUND FLOOR

- OUTSIDE STORE:** 15'0" x 15'0" (4.57m x 4.57m)
- GARDEN EXTENDS TO 32FT**
- RECEPTION ROOM:** 14'9" x 14'2" (4.49m x 4.32m)
- KITCHEN:** 15'6" x 14'9" (4.72m x 4.49m)
- TORRAGE:** (multiple small storage areas)

1ST FLOOR

- BEDROOM:** 12'4" x 8'0" (3.76m x 2.44m)
- BEDROOM:** 14'5" x 6'4" (4.40m x 1.93m)
- BEDROOM:** 14'9" x 8'6" (4.49m x 2.60m)
- BATHROOM**
- HALLWAY**
- STAIRS**

TOTAL FLOOR AREA: 104sq ft (962 sqm) approx.

Visual areas are approximate and apply to the overall footprint of the property contained here. Measurements of areas shown are based on a 10' x 10' grid and are approximate only. Measurements are not intended to be used for any legal or financial purposes. The property is shown as a guide only and is not intended to be used for any other purpose. Measurements are approximate and may vary slightly from actual measurements. Made with Hatching 10000.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) 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	64	87	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	64	87
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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