

# HUNTERS®

HERE TO GET *you* THERE

Palatine Road, London, N16

Asking Price £1,200,000

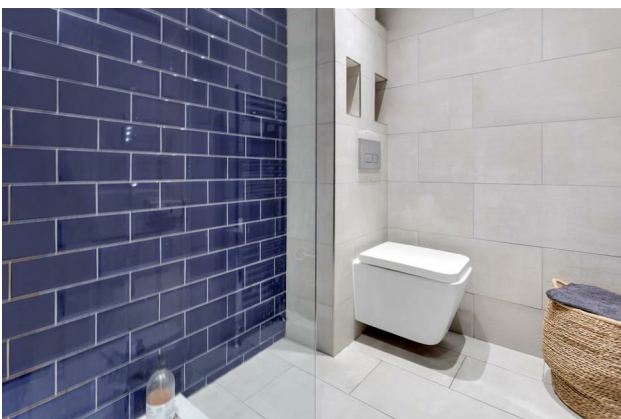
Property Images



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## Property Images



## Floorplan

GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA: 1055sq.ft. (98.0 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 Metropix 6502E



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Offered to the market in excellent condition throughout is this unique and beautifully presented freehold house situated on Palatine Road, Stoke Newington. Measuring approximately 1,044 sq. ft. (98 sqm), the property has been recently refurbished and offers a superb blend of contemporary design and character features including exposed brickwork, polished concrete flooring with underfloor heating to the ground floor and generous entertaining space throughout. Planning permission has also been granted for the erection of a second-storey extension with rear fenestration alterations.

The ground floor comprises a welcoming reception area upon entry with striking exposed brickwork and excellent natural light. To the rear is an impressive open plan kitchen/dining room with a further everyday sitting area, creating a fantastic entertaining space. French doors lead directly onto a private patio garden. The kitchen is well appointed with ample storage and further benefits from a built in pantry.

The first floor offers three bedrooms and a modern family bathroom. The principal bedroom is particularly spacious and bright, while the remaining rooms provide flexible accommodation for family living, guests or working from home.

Further benefits include a front driveway providing off street parking, a private rear patio garden and a stylish finish throughout.

Palatine Road is ideally positioned for the amenities of Stoke Newington, Newington Green and Clissold Park, whilst Butterfield Green is also close by. Excellent transport links include Stoke Newington and Rectory Road Overground stations as well as numerous bus routes offering easy access into the City.

## Features

- Freehold house
- Three bedrooms
- Planning permission granted for second-storey extension
- Private garden
- Excellent condition
- Underfloor heating
- Polished concrete flooring
- Off-street parking
- Moments from Butterfield Green
- Close to transport links