



Elton Place, London, N16

- Chain Free
- Three Bedrooms
- Large Private Garden
- Borough of Islington
- Excellent condition throughout
- Freehold House
- Ample Storage
- Close to Newington Green
- Close to Transport Links
- Close to local amenities

Asking Price £800,000



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Offered to the market chain free and situated on a quiet residential street, this well presented three bedroom freehold house offers over 930 sq ft of accommodation.

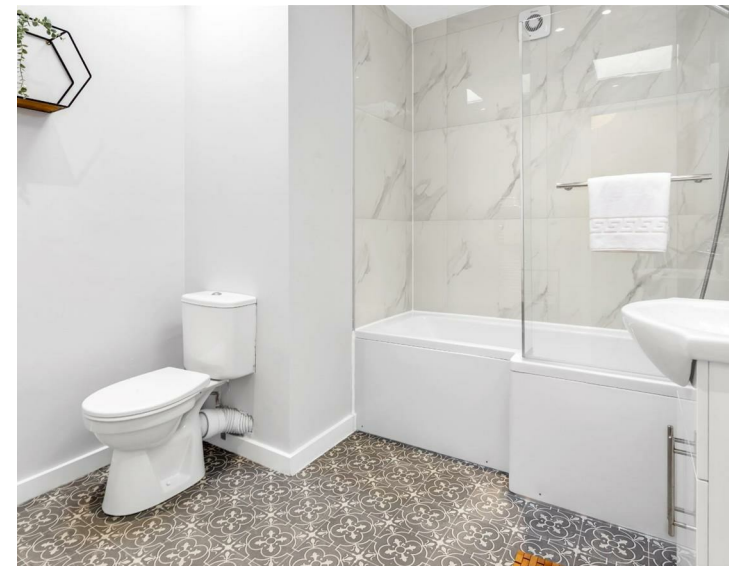
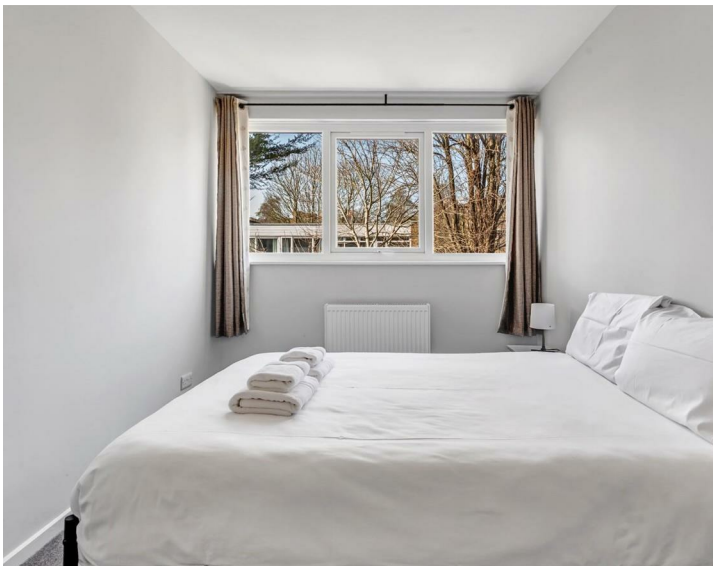
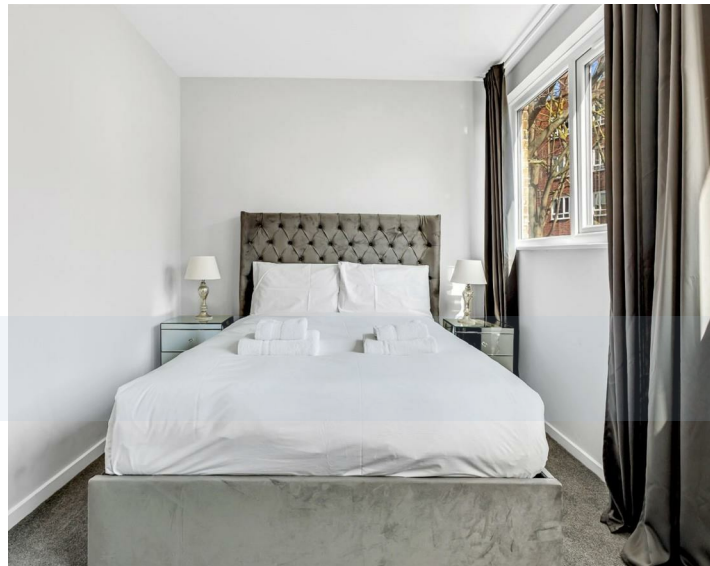
The property benefits from a gated entrance and front patio garden. The ground floor comprises an entrance hall, a spacious kitchen dining room measuring 15'6 by 14'9 ft and a reception room measuring 14'9 by 14'2 ft with doors leading directly to a private rear garden extending to approximately 32 ft.

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.



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1ST FLOOR



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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Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		64	87
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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