Smalley Close, , London, N16 7LE

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Asking Price £750,000

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DESCRIPTION

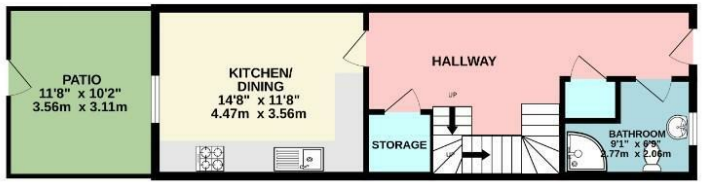
Offered to the market chain free is this spacious three bedroom freehold house situated within a quiet residential development in Stoke Newington. Measuring approximately 1,304 sq. ft. (121.1 sq. m.), the property is arranged over three floors and benefits from a private patio garden, excellent storage and well proportioned accommodation throughout.

Accommodation comprises a generous kitchen/dining room with direct access to the private patio garden, spacious reception room, principal bedroom, two further bedrooms, family bathroom, additional shower room and ample storage throughout.

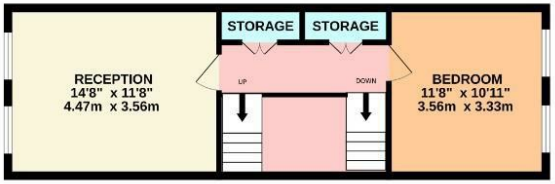
The property is located on Smalley Close, a popular residential development conveniently positioned for the many cafés, restaurants and independent shops of Stoke Newington Church Street. The open green spaces of Clissold Park and Stoke Newington Common are both within easy reach.

Transport links include Stoke Newington Station (Overground), Rectory Road Station (Overground) and a variety of bus routes providing easy access into The City and West End.

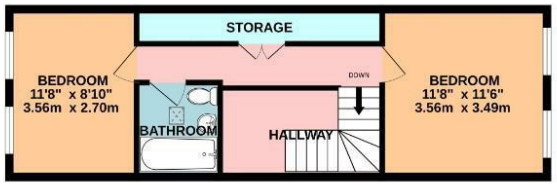
GROUND FLOOR
436 sq.ft. (40.6 sq.m.) approx.



FIRST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



SECOND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 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

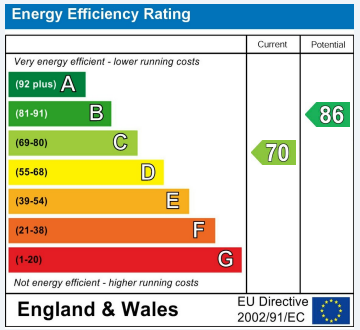
Please contact StokeNewington@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

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