



## Clissold Crescent

London, N16 9BE

Asking Price £2,750,000

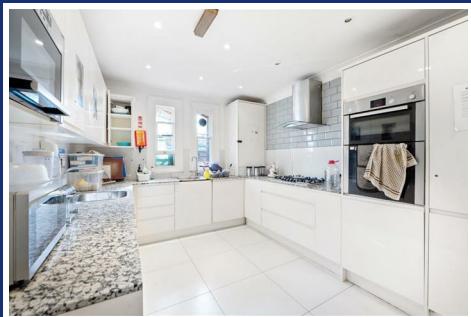


- Development Opportunity
- Planning Permission Granted as a Single Dwelling
- Planning pending for 3 flats + new house
- Rarely Available
- Chain Free
- 6-unit HMO licence (C3 use)
- Over 4,000 sq. ft.
- Store Room & Off Street Parking
- Close to Church Street & Clissold Park
- Prime corner plot

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**\*\* Development Opportunity \*\*** Hunters Stoke Newington have the pleasure of offering this chain free seven bedroom, ten bathroom, five reception room, bay fronted period property set over four levels and offering in excess of 4,000 sq. ft.

The property is currently in use as supported living accommodation for up to six residents, with a Certificate of Lawful Use confirming Class C3(b) residential use as a single dwelling house, together with a 6-person HMO licence.

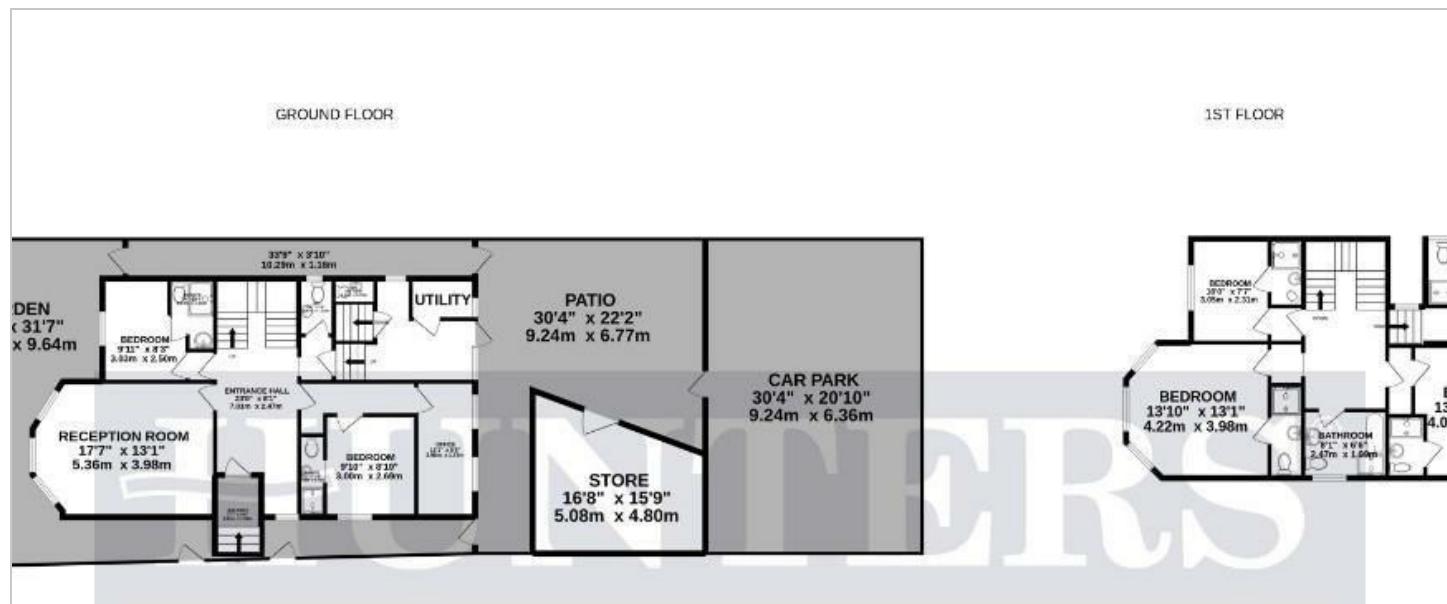
Planning is currently pending for the conversion of the existing building into three self-contained flats, together with the development of a new detached house to the side, representing a significant value-add opportunity for investors and developers.

Additional benefits include off-street parking, side access, and a substantial plot size, all of which further enhance development potential and long-term resale or rental appeal.

Clissold Crescent is a quiet residential street located only moments from the stunning, wide open spaces of Clissold Park and the many bars, restaurants and coffee houses of Stoke Newington Church Street. Transport links include, Canonbury Station (Overground), Stoke Newington Station (Overground) and a variety of bus routes into The City and West End.



## Floorplan



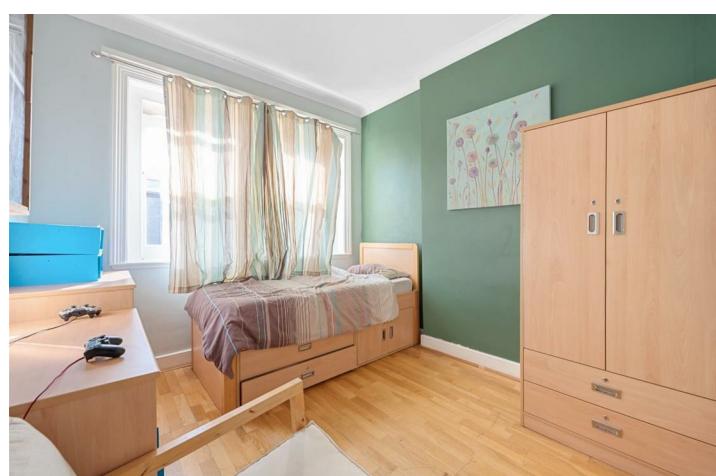
APPROX FLOOR AREA: 4041 SQ FT (375.42 SQ M) (INCL EAVES STORAGE) (EXCL STORE)

TOTAL FLOOR AREA : 3711 sq.ft. (344.8 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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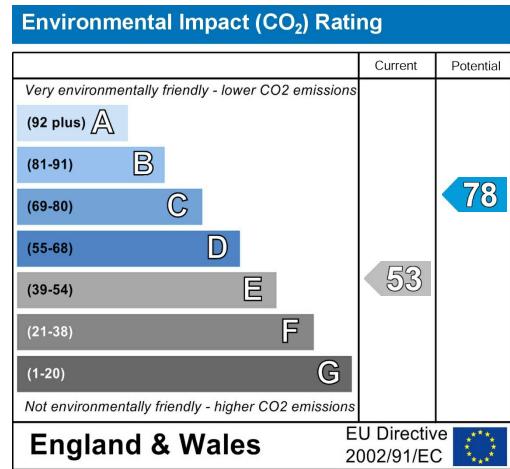
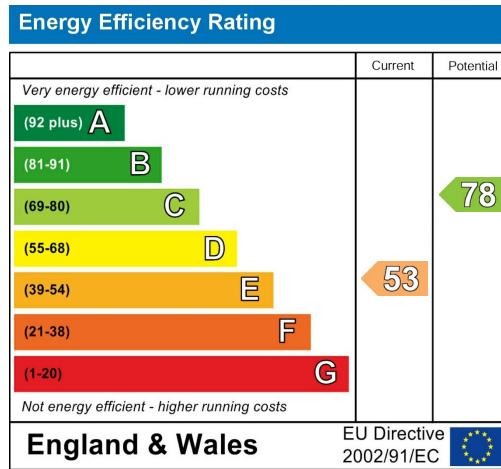




Tel: 020 7249 7499



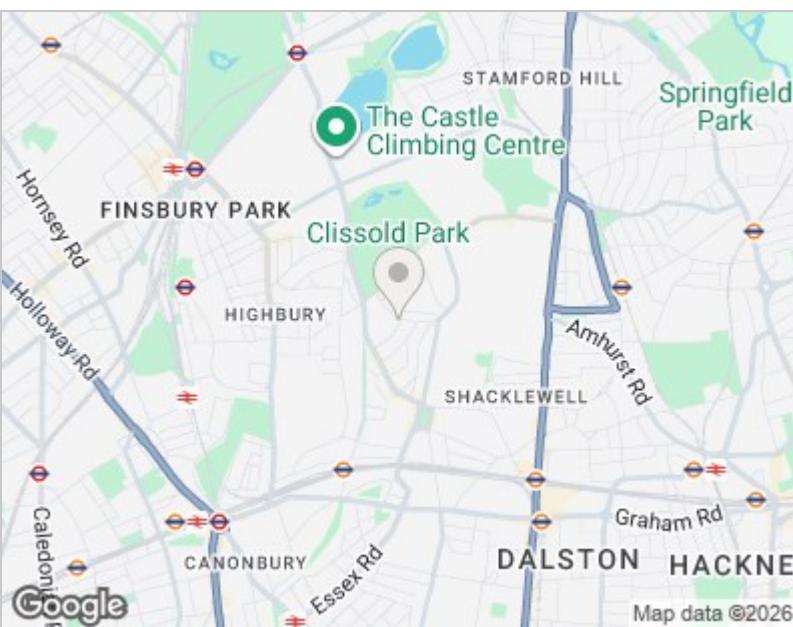
### Energy Efficiency Graph



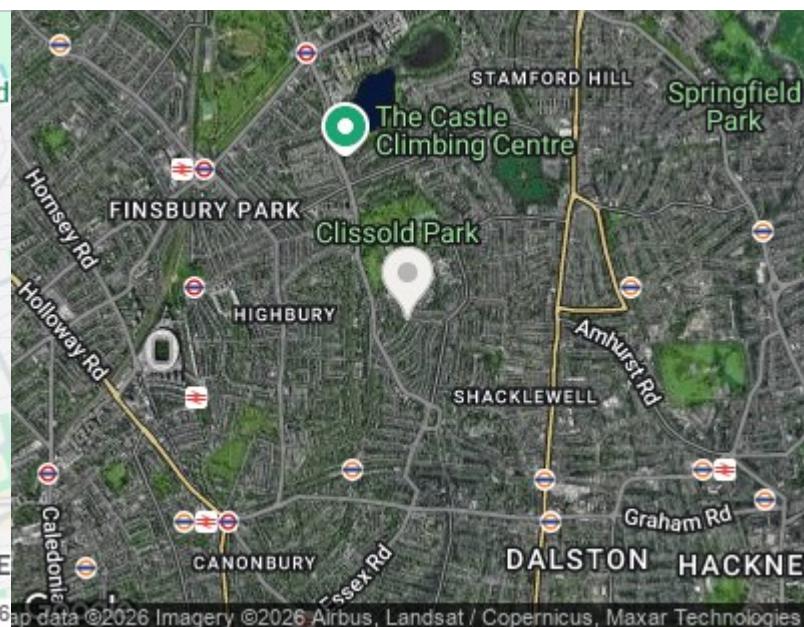
### Viewing

Please contact our Hunters Stoke Newington Office on 020 7249 7499 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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