

Stanard Close, , London, N16 5EH

- Freehold house
- Three bedrooms
- Private garden
- Chain free
- Requires updateing
- Close to transport links

Offers In Excess Of £825,000

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HERE TO GET *you* THERE

Stanard Close, , London, N16 5EH

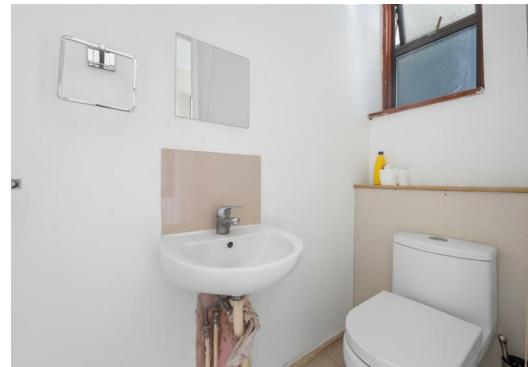
DESCRIPTION

Available chain free and and situated within a quiet residential development, this three bedroom freehold house boasts over 1,185 sq. ft. (110 sqm.) of accommodation.

Available to the market by appointment only, the property comprises, large kitchen dining room with doors leading to a private south facing garden, reception room, master bedroom, two further double bedrooms, family bathroom, guest W.C. and ample storage throughout.

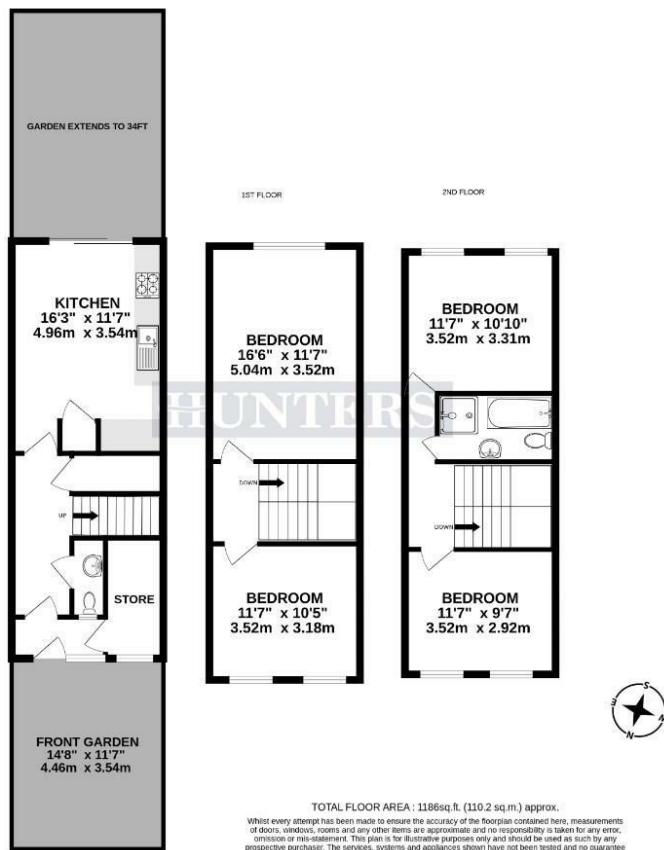
Stanard Close is located off East Bank, a quiet residential street located within the popular neighbourhood of Stamford Hill which is only moments from the many bars, restaurants and coffee houses of Stoke Newington.

Transport links include Stamford Hill Station (Overground), Manor House Underground Station (Piccadilly line), Seven Sisters Underground Station (Victoria Line) and a wide variety of bus routes into The City and West End.





GROUND FLOOR



Viewings

Please contact hunters.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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			64
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.