



## Belfast Road, , London, N16 6UH

- Chain Free
- Period Property
- Split Level
- Patio Garden
- Three Bedroom
- En-Suite Shower Room
- Close to Stoke Newington Station
- Open Plan Kitchen/Reception Room

**Offers In Excess Of £600,000**



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## DESCRIPTION

Available chain free, this stunning three bedroom period conversion is split across two floors of an imposing Victorian building and boasts over 825 sq. ft. of internal accommodation, the apartment enjoys sole use of a fantastic south facing garden, excellent location. The property comprises an exceptionally bright reception room leading to a kitchen/diner, master bedroom two further double bedrooms and two bathrooms and a south facing garden. The property is being sold with the freehold.

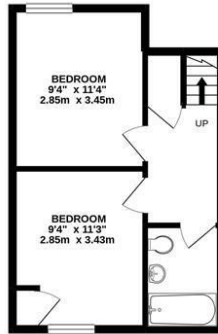
Belfast Road is located just off Stamford Hill and is only moments away the wide range of bars, restaurants and coffee houses of Stoke Newington Church & High Street with the wide range of bars, restaurants and coffee houses and the wide open spaces of the stunning Clissold Park only a short walk away. Transport links include Stoke Newington Station (Overground) and a wide variety of bus routes allowing easy access into The City and West End.





LOWER GROUND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.

GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



HUNTERS



TOTAL FLOOR AREA: 828 sq.ft. (76.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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](mailto:StokeNewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

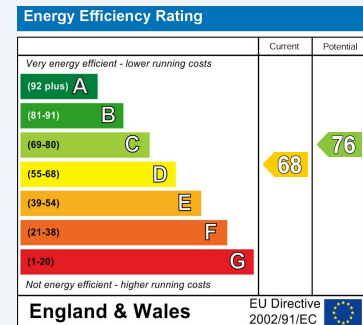
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## 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.

