



Portland Rise, London

Offers In Excess Of £700,000



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DESCRIPTION

Available to view by appointment only, this fantastic three bedroom flat apartment occupies the first floor of an imposing, period building and offers 750 sq. ft. of internal accommodation. The property comprises of an open plan kitchen living room leading to an east facing roof terrace, three double bedrooms, and a family bathroom. The property also benefits from an off-street parking space.

Portland Rise is a quiet residential street located moments from the many bars, restaurants and coffee houses of Finsbury Park within close proximity of the wide-open spaces of the stunning Clissold & Finsbury Parks. as well as only being moments from Woodberry Wetlands Nature Reserve.

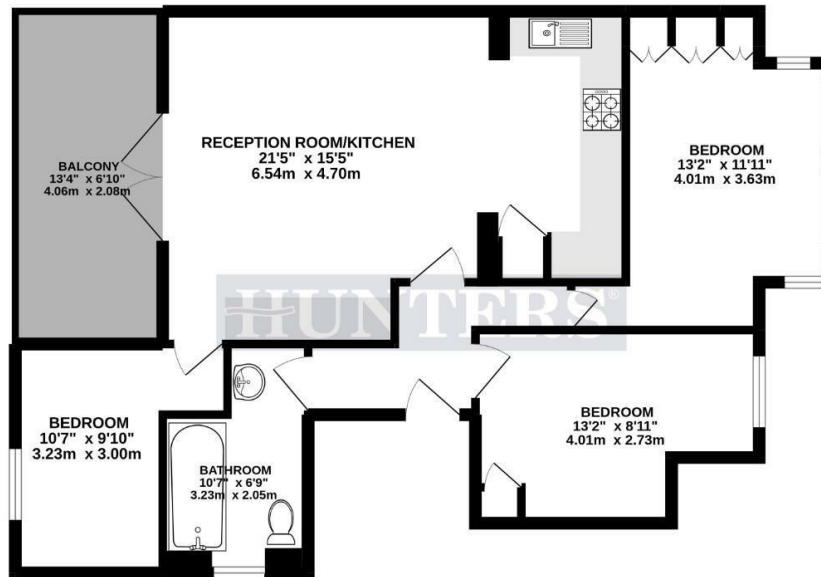
Transport links include Finsbury Park Station (National Rail, Thameslink, Piccadilly & Victoria Lines) and a variety of Bus routes into The City & West End.

- Quiet Street
- Three Bedrooms
- Period Conversion
- Roof Terrace
- Close to Clissold & Finsbury Parks
- Close to Woodberry Wetlands Nature Reserve





FIRST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750sq.ft. (69.7 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 misstatement. 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.
Made with Netplan 02022

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		
(81-91) B		
(69-80) C		
(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.

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