

Digby Crescent, London

- Investment/Development Opportunity
- Over 2000 sq.ft of internal space
- Access to Finsbury Park and Manor House Stations
- Sold Chain Free

- Terraced Victorian House
- Set over numerous levels and with a basement
- Short Walk to Clissold Park and The Wetlands

Price £1,250,000

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HERE TO GET *you* THERE

Digby Crescent, London

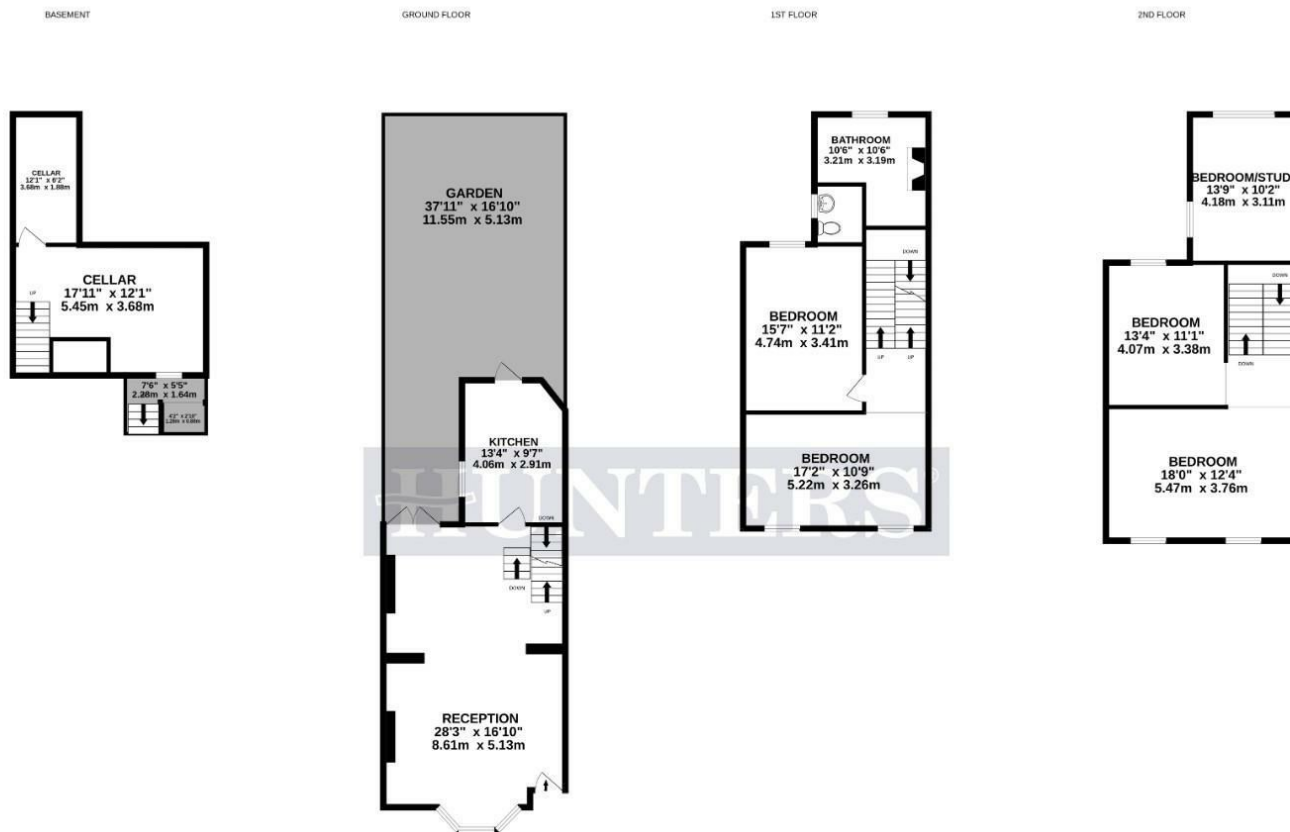
DESCRIPTION

Of interest to developers, investors and large families is this five bedroom Victorian home. Arranged over numerous levels and currently stripped back to stud, with an internal space of over 2000 sq.ft. Consisting of a large double reception room on the ground floor, kitchen space leading to a private garden, a basement and a potential five bedrooms and two bathrooms on the upper levels. This is a project for sure, allowing incoming buyers to modernise according to their own individual style and taste. Call 020 7249 7499 to arrange immediate viewings, keys held in the office.

Located on Digby Crescent, a quiet street closed off to through traffic, within close proximity to the shops & amenities of Highbury & Stoke Newington and just a short walk to Clissold Park & the beautiful Woodberry Wetlands Reservoir. The property is served by excellent transport links via Zone Two Victoria/Piccadilly lines (Manor House and Finsbury Park), Overground and National Rail, plus regular local bus routes.







TOTAL FLOOR AREA : 2117sq.ft. (196.7 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 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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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.

Viewing

Please contact our Hunters Stoke Newington Office on 0207 2497 499 if you wish to arrange a viewing appointment for this property or require further information.

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