



Prince George Road, London, N16

- Chain free
- Two bathrooms
- South facing garden
- Close to local amenities
- Three bedroom
- Double reception room
- Quiet street
- Close to transport links

Asking Price £1,250,000



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DESCRIPTION

Available chain free and situated on a quiet residential street, this well-proportioned three bedroom Victorian home offers over 1,000 sq ft of bright and versatile living space along with a south facing garden, two bathrooms and excellent potential to extend.

The ground floor features two spacious reception rooms with high ceilings, bay window and wooden flooring, creating an ideal layout for both relaxation and entertaining. The fitted kitchen provides generous worktop space and opens directly onto the private south facing garden, giving the home a natural flow and plenty of light. A large family bathroom with both bath and separate shower completes this level, along with access to a useful basement storage area.

Upstairs are three double bedrooms, each benefiting from large sash windows that bring in plenty of natural light. The principal bedroom spans the full width of the property and a second shower room adds valuable convenience.

The garden is part paved and part lawned with mature planting and enjoys sun throughout the day. The property also offers excellent scope for further enlargement, including the possibility of a loft conversion or a side return kitchen extension, subject to the usual planning consents.

Prince George Road is ideally positioned for the cafés, shops and restaurants of Stoke Newington Church Street, Newington Green and Dalston, as well as the wide open spaces of Clissold Park. Transport links include Dalston Kingsland, Dalston Junction and Rectory Road stations, with multiple bus routes into The City and West End.



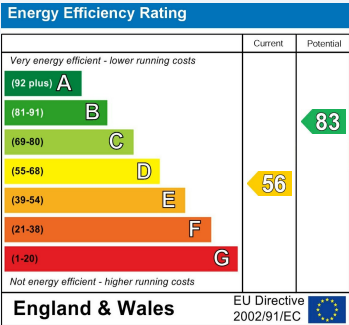




Valuations

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.

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