



**Sydner Road, London**

**Offers In Excess Of £1,000,000**



**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



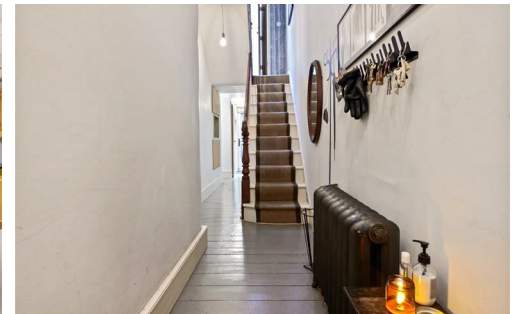
# Sydner Road, London

## DESCRIPTION

Available chain free and situated on a sought after turning in N16, is this two bedroom Victorian terraced property with a garden studio. The property is split across three levels comprising of a double reception into bay window on the ground floor with a guest WC, with access to garden leading onto the garden studio, the kitchen occupies the lower ground floor with the top floor consisting of the master bedroom, double guest bedroom and family bathroom. There is potential to extend the property (STPP and all necessary consents).

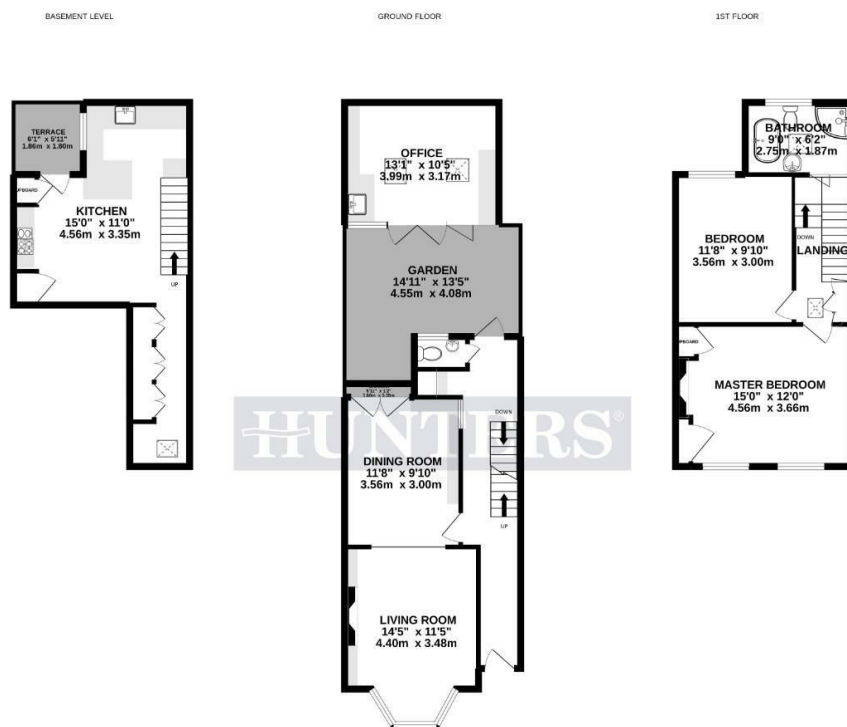
Sydner Road is a quiet residential street located off Stoke Newington High Street as well as being only moments away from the wide range of bars, restaurants and coffee houses of Church Street and the wide open spaces of the stunning Clissold Park and Hackney Downs Park. Transport links include Rectory Road Station (Overground), Stoke Newington Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a wide variety of bus routes allowing easy access into The City and West End.

- Chain Free
- Freehold House
- Garden Studio
- Two Bedrooms
- Period Features
- Close to Transport









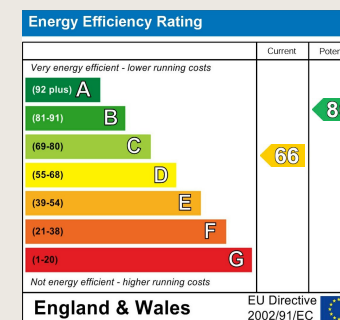
TOTAL FLOOR AREA: 1328sq.ft (123.4 sq.m) approx.

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 quantity or efficiency can be given.  
Made with Metropex 5/2022



## 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.

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