



Belgrave Road, London

- Three double bedroom bay fronted house
- Over 1300 sq.ft of internal accommodation
- South facing garden
- Quiet residential turning
- Presented in good decorative order
- Sold chain free

Asking Price £1,100,000

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Belgrave Road, London

DESCRIPTION

Measuring just under 1,300 sq. ft., this three bedroom mid-terraced family home has just been redecorated throughout, boasting excellent proportions and a secluded, south-facing rear patio garden. Within a short distance from Dalston and Stoke Newington, there is an abundance of amenities available locally.

Spread across two storeys, this spacious family home comprises three sizeable bedrooms and access to a large loft space that can be converted (STPP). The ground floor boasts a stylishly finished reception room, and a large open-plan kitchen/dining room at the rear of the house, offering direct access to a patio garden. The garden is south facing, making an ideal sun-trap in the warmer months, and the kitchen/diner captures an abundance of natural light, also. There is a full-height cellar, too, creating a useful storage solution.

Belgrave Road is a tree-lined residential street, just a short walk from vibrant Dalston and eclectic Church Street. Connections into the City and Central London couldn't be easier, with the numerous bus links that run along Stokey High Street all readily available, and both Dalston Junction (Overground) and Dalston Kingsland (Overground) being just a short walk away. Butterfield Green is at the bottom of the street, making a popular picnic spot in the warmer months, and the charming array of independent coffee shops and eateries on Allen Road is close by, too.

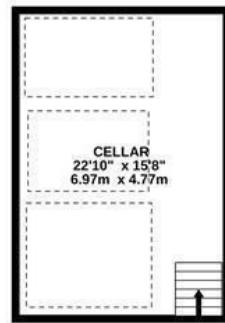




BASEMENT

GROUND FLOOR

1ST FLOOR



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TOTAL FLOOR AREA: 1326 sq.ft. (123.2 sq.m.) approx.
 Whilst every care has been made to ensure the accuracy of the particulars contained here, measurements of doors, windows, rooms and other features are approximate. 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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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.

185 - 187 Church Street, Stoke Newington, London, N16 0UL

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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	89	
(81-91)	B		
(69-80)	C	62	
(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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