



Sydner Road, London

Price £1,250,000

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# Sydner Road, London

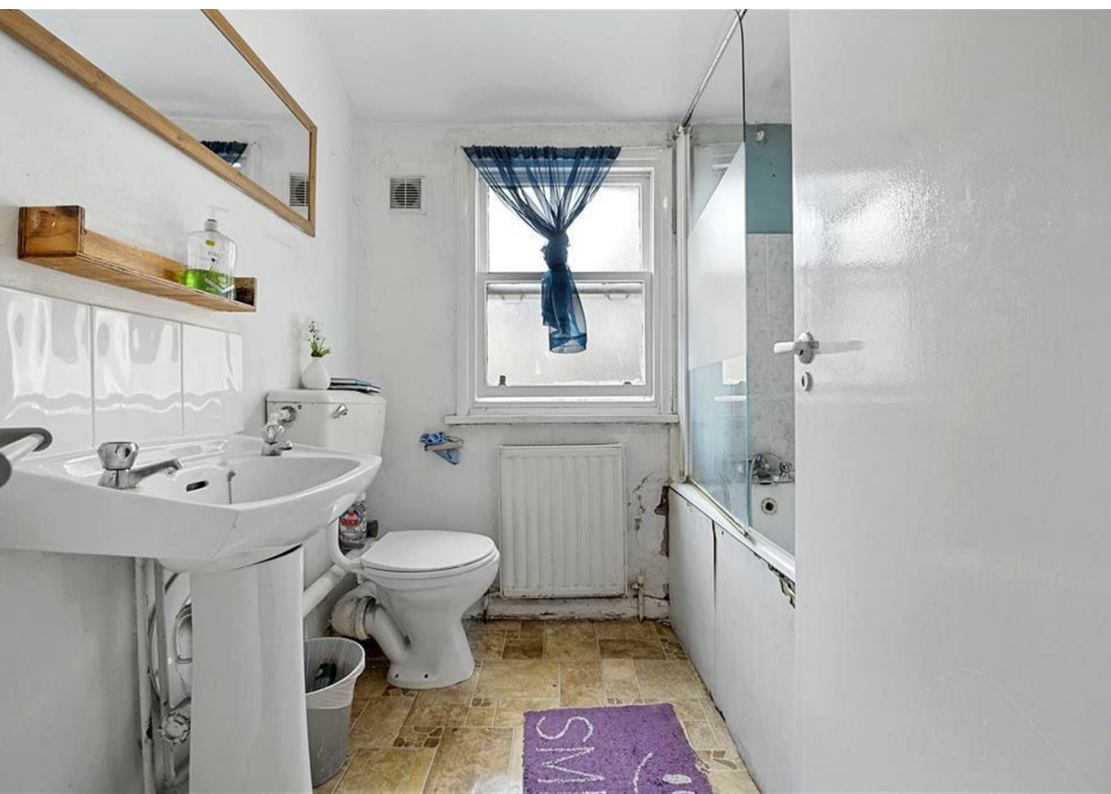
## DESCRIPTION

Available chain free, this six bedroom, two bathroom house is located on a popular residential street and boasts over 1,600 sq. ft. of internal accommodation and offers scope for further development (subject to all necessary consents and planning permissions).

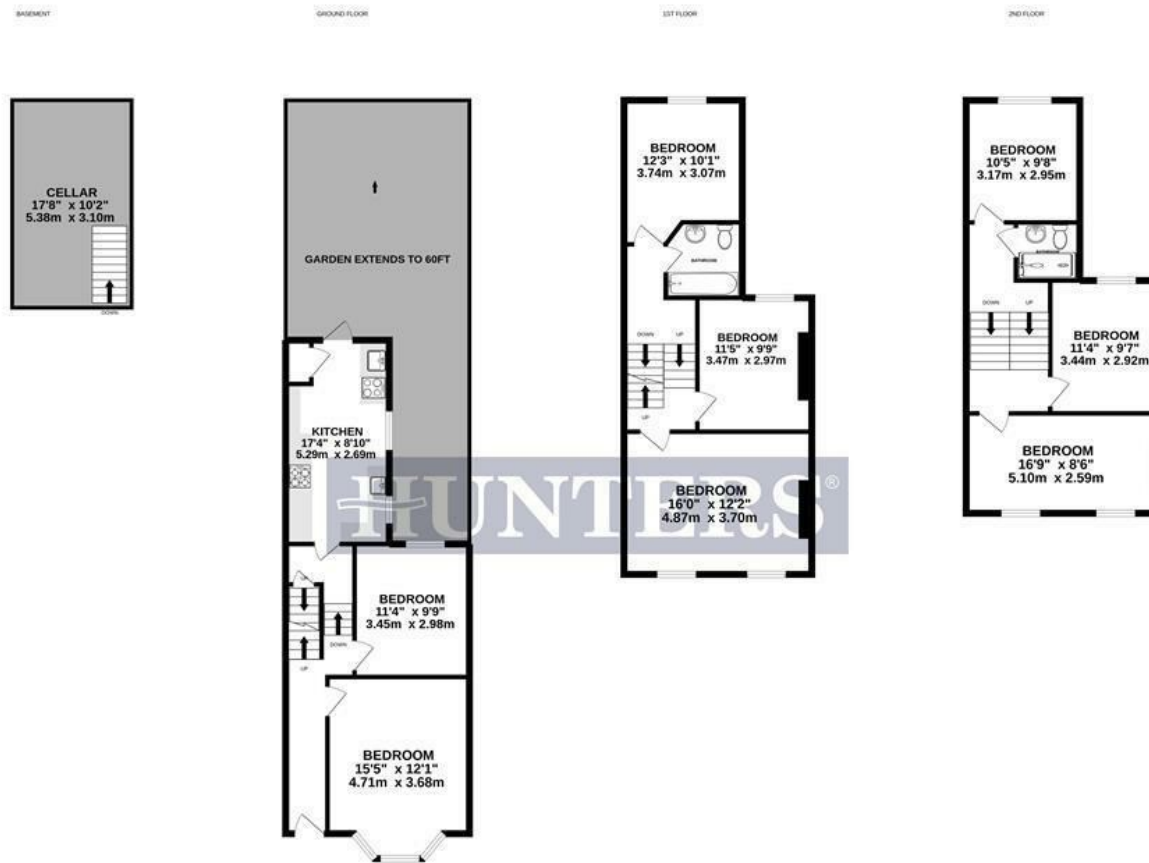
The property comprises, reception room into bay window, second reception room into, kitchen to the rear with direct access to the south facing garden approx 60 ft, on the first floor, the property consists of a master bedroom, double guest bedroom, additional guest bedroom, family bathroom, on the second floors, there is a further three bedrooms and bathroom, there is also a cellar for additional storage, The property is also within close proximity of local schools.

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.









TOTAL FLOOR AREA: 1640sq.ft. (152.4 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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

185 - 187 Church Street, Stoke Newington, London, N16 0UL  
Tel: 0207 2497 499 Email:  
hunters.stokenewington@hunters.com <https://www.hunters.com>



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