



Dunsmure Road, London  
, N16 5PT

Offers In Excess Of  
£900,000





# Dunsmure Road, London

## DESCRIPTION

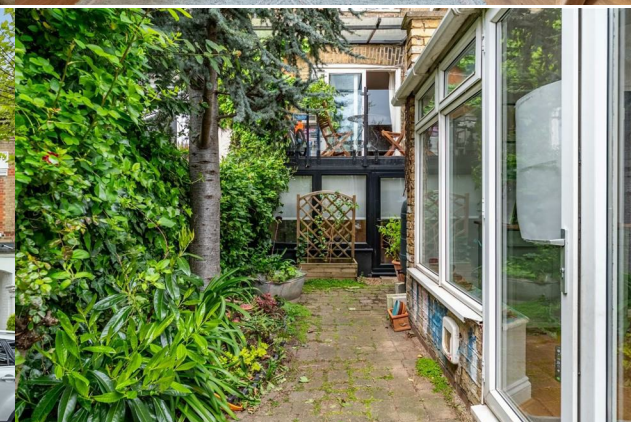
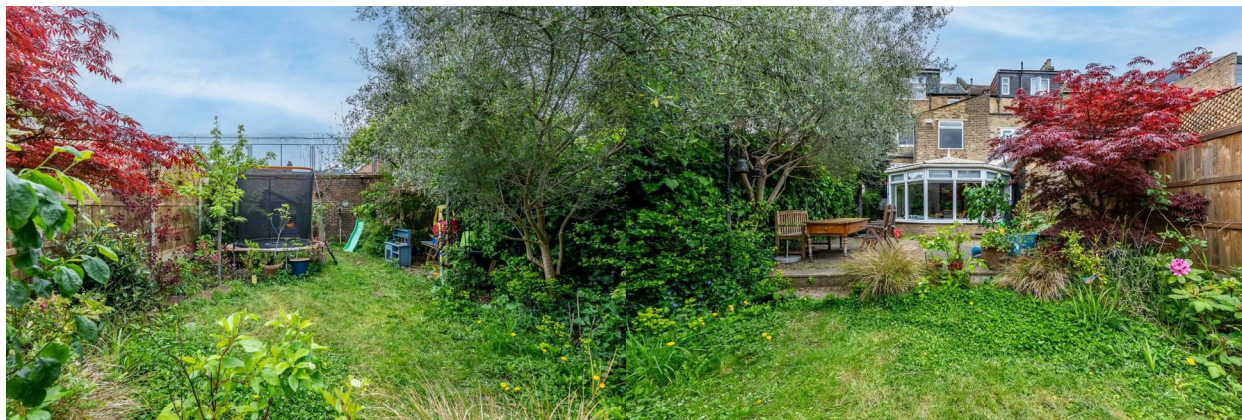
Architecturally-treated three-bedroom period conversion located on a quiet residential road. Period features match perfectly with contemporary design, with sole use of a mature 48-foot south-facing garden.

Entering on the raised ground floor is the front reception room with bay window, period shutters and connecting original double doors leading to a second reception room with sliding doors to a private balcony. On the ground floor, the kitchen leads to a conservatory/dining room (modernised by the current owners with central heating, oak flooring and insulated roof), opening onto the secluded mature garden. By the kitchen, an additional w.c. has recently been installed. On the lower ground floor is the master bedroom (extended by the current owners to accommodate a bathroom suite and garden access). A second double bedroom with fitted storage and further third bedroom are down here too, along with modern family bathroom that was renovated by the current owners, who also added in-built storage, wooden flooring, additional soundproofing and a lockable bike shed out front.

Dunsmure Road is a peaceful, residential, tree-lined street a short walk from Stoke Newington Church Street, Stoke Newington High Street and Stamford Hill, with their wide range of shops, bars, restaurants and cafes, and within easy walking distance of Clissold, Abney and Springfield Parks and Woodberry Downs nature reserve.

The flat is moments from Ofsted-outstanding Holmleigh Primary School as well as within close proximity for the Ofsted outstanding secondary Gladesmore Community School.

The flat is particularly well connected, including Stoke Newington and Stamford Hill train stations (Overground), 10 minutes walk away. Seven Sisters (Victoria Line) is a 5-minute bus ride away, as is South Tottenham (Overground), Manor House (Piccadilly Line) and Finsbury Park (Piccadilly & Victoria Lines and National Rail) are easily accessible by bus with several bus routes go into The City and West End.

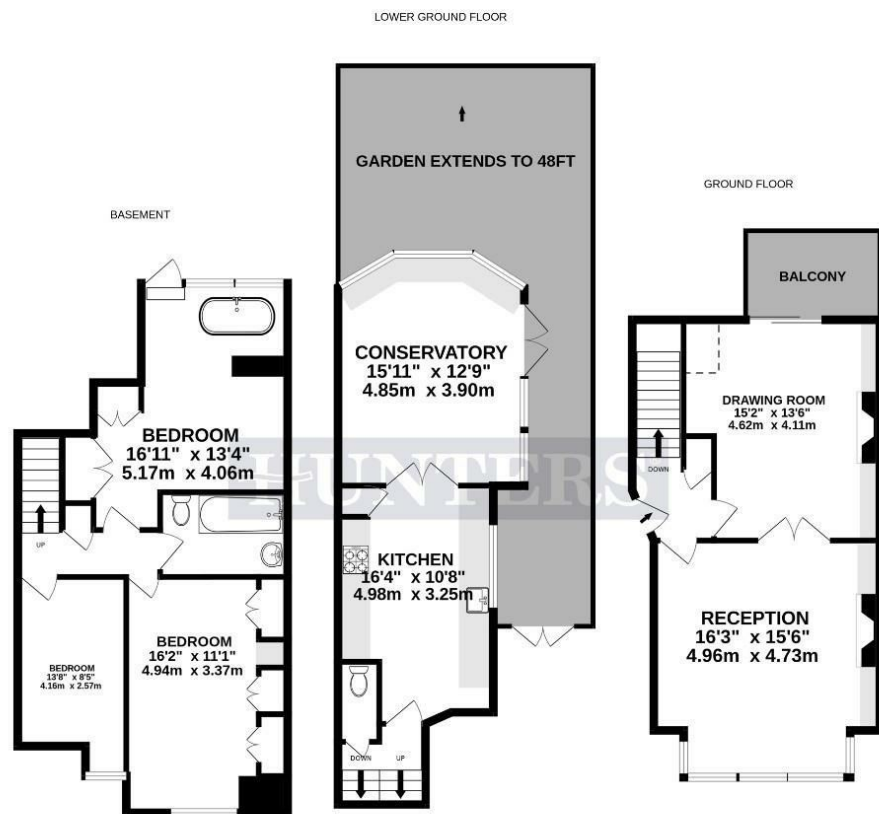








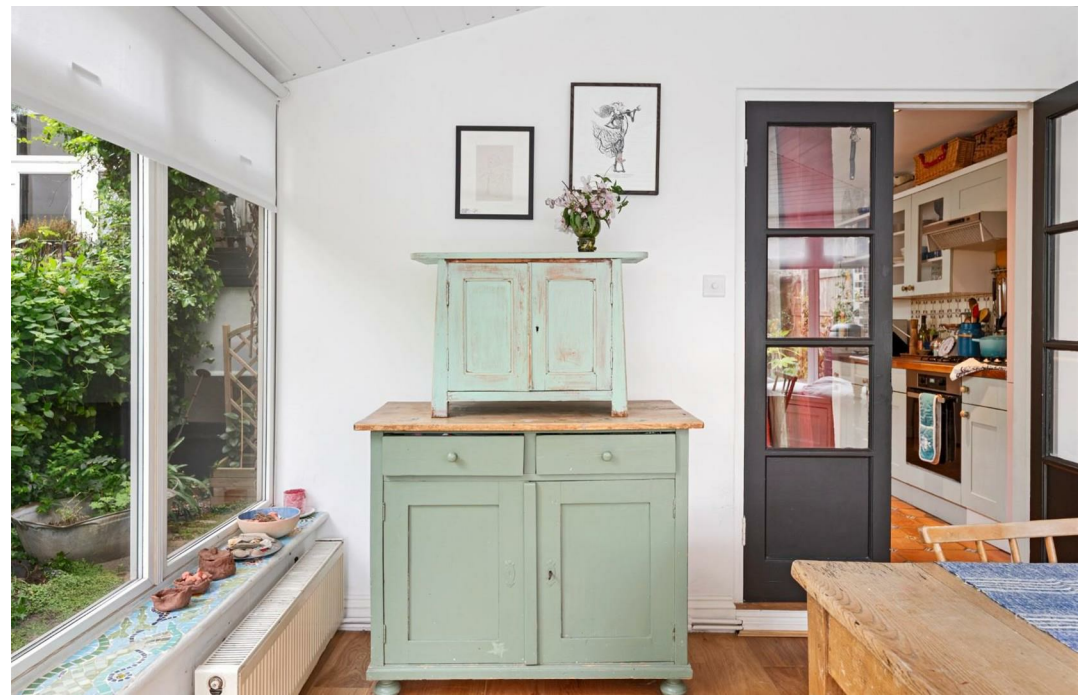




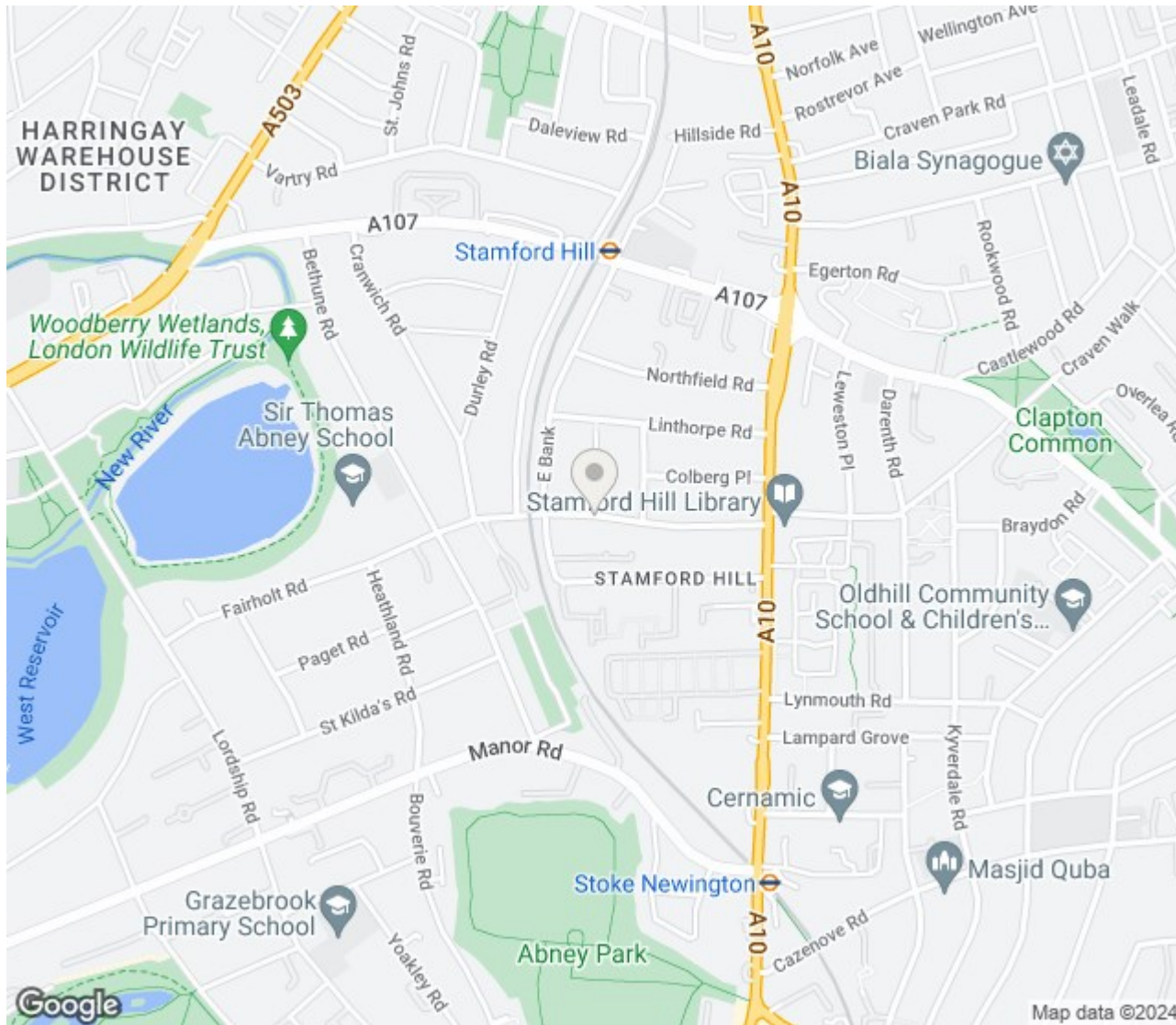
TOTAL FLOOR AREA : 1427 sq.ft. (132.6 sq.m.) approx.

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

### 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>		<b>74</b>
(55-68) <b>D</b>	<b>63</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	

### 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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