

Prince George Road, N16

OIEO £1,300,000 Freehold

4 Bedroom House

1144 sq ft (approx)

Key Features

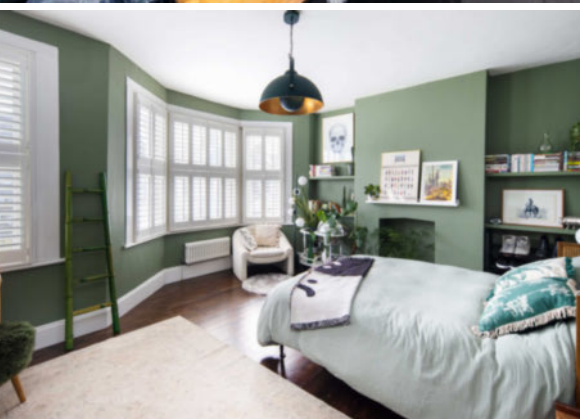
- Further potential to extend subject to usual p/p
- Grand Victorian fireplaces
- Sash windows & custom-made shutters
- Excellent choice of Primary & Secondary schools
- Close to Dalston-Kingsland & Dalston Junction stations
- Views overlooking Butterfield Green

Property Description

Enviably located on this prestigious street, this exquisite Victorian home has been sensitively extended and restored to an exceptional standard throughout. It offers an abundance of bespoke modern designs combined with grand, characterful features and bathed in natural light. The inviting reception hall leads to a glorious lounge with ornate ceiling pargetting and a grand fireplace, as well as a guest cloakroom and an invaluable basement, ideal for conversion, subject to the usual planning

consent. A fantastic bespoke fitted kitchen opens to a living/entertaining space with sliding doors leading to a delightful, secluded garden. There are four beautiful, bright bedrooms and a chic family shower room. Conveniently situated near Stoke Newington High Street and vibrant Church Street.

Further Material Information available, please request from relevant branch.



Floorplan

PRINCE GEORGE ROAD N16

Approximate Gross Internal Area
106.32 m² / 1144.42 sq^{ft}



Council Tax Band: E

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(81-81) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. In accordance with The Consumer Protection from Unfair Trading Regulations the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only.