



M&M
PROPERTY

Newington Green Road, NI

Price Range £1,200,000



Of interest to investors and developers is this very well located end of terrace period property consisting of a commercial property on the ground floor and two apartments on the upper floors. The property offers a combined square footage of close to 1400 sq.ft and further benefits from a large cellar and garden. The commercial premises is currently a barber shop and the two apartments on the upper floors are one bedroom flats, currently rented on AST'S. Sold chain free and ideal for investment or development (STPP).

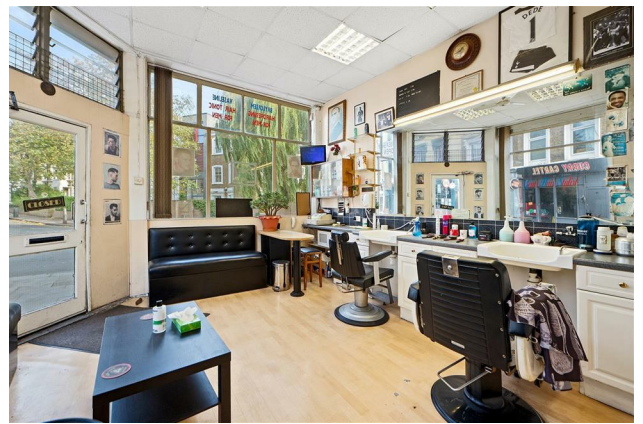
Conveniently located on Newington Green Road, on the approach to Newington Green itself. The bustle of Kingsland Road in Dalston is a short walk or cycle ride, as are Clissold Park (with tennis courts, skate board park and large specialist kids playground) and the ever popular Stoke Newington Church Street. Transport is equally impressive with a number of bus stops within short walking distance providing fast and convenient bus services to Islington, the City, Central London and the West End. Moreover the North London line at Dalston Kingsland provides direct east west travel between Richmond and Stratford and connection to the Victoria Line at Highbury and Islington whereas the East London Line at Dalston Junction provides direct travel to the south and east including New Cross, Crystal Palace, West Croydon and Clapham Junction and connections to Canary Wharf either by Jubilee Line (Canada Water) or DLR (Shadwell).

**FOR FURTHER
INFORMATION**

**Please call
M & M PROPERTY
on 020 7704 0664**

M&M Property | Sales, Lettings and Property Management


T 020 7704 0664 | F 020 7704 0736 | enquiries@mandmproperty.co.uk
97 Newington Green Road, Islington, London NI 4QX | mandmproperty.co.uk




- Freehold end of terrace building
- Great location
- Canonbury Station within 0.2 miles

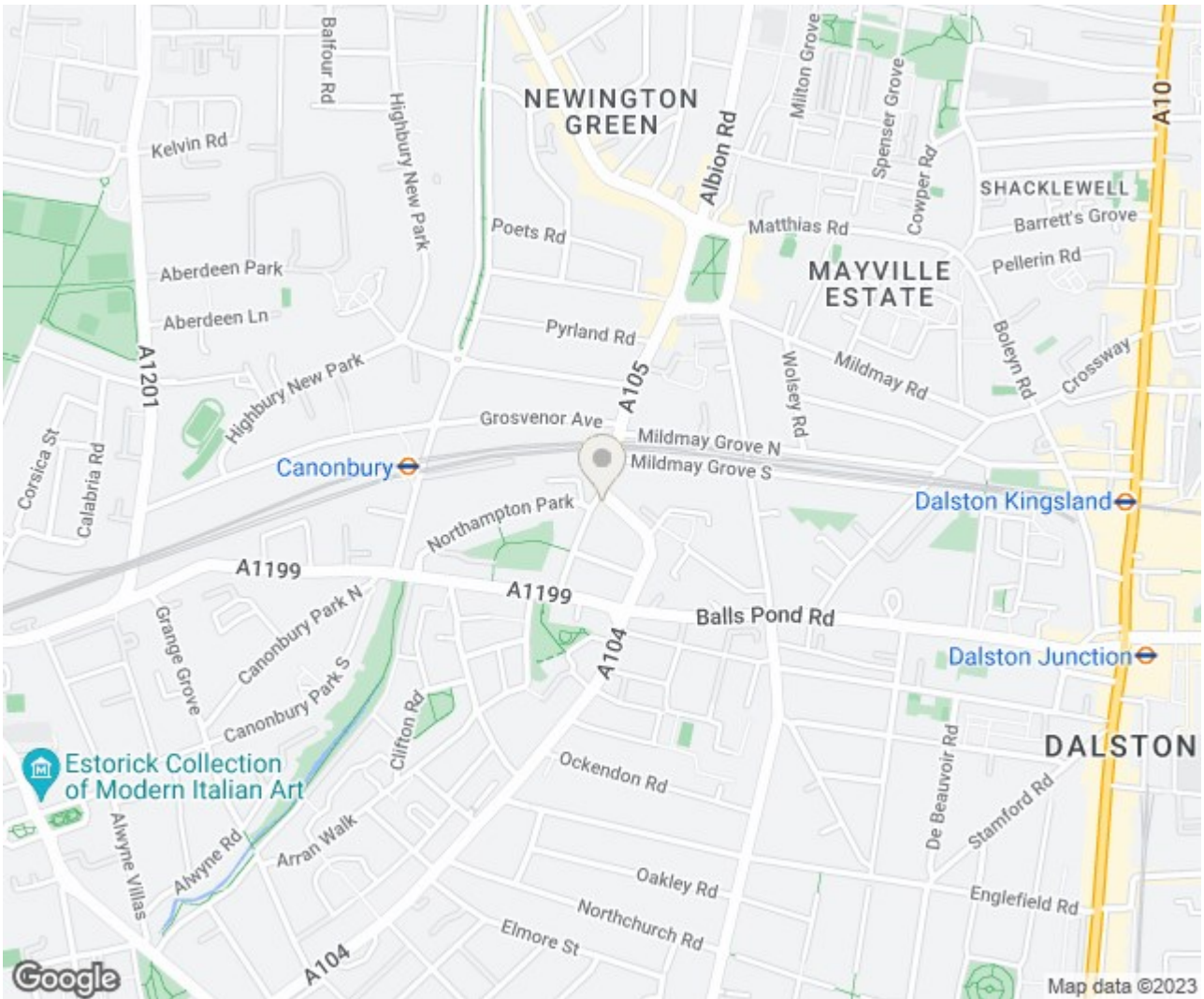
- Commercial unit and 2 x 1 bedroom apartments
- Sold chain free

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they should not be relied upon for carpets and furnishings.