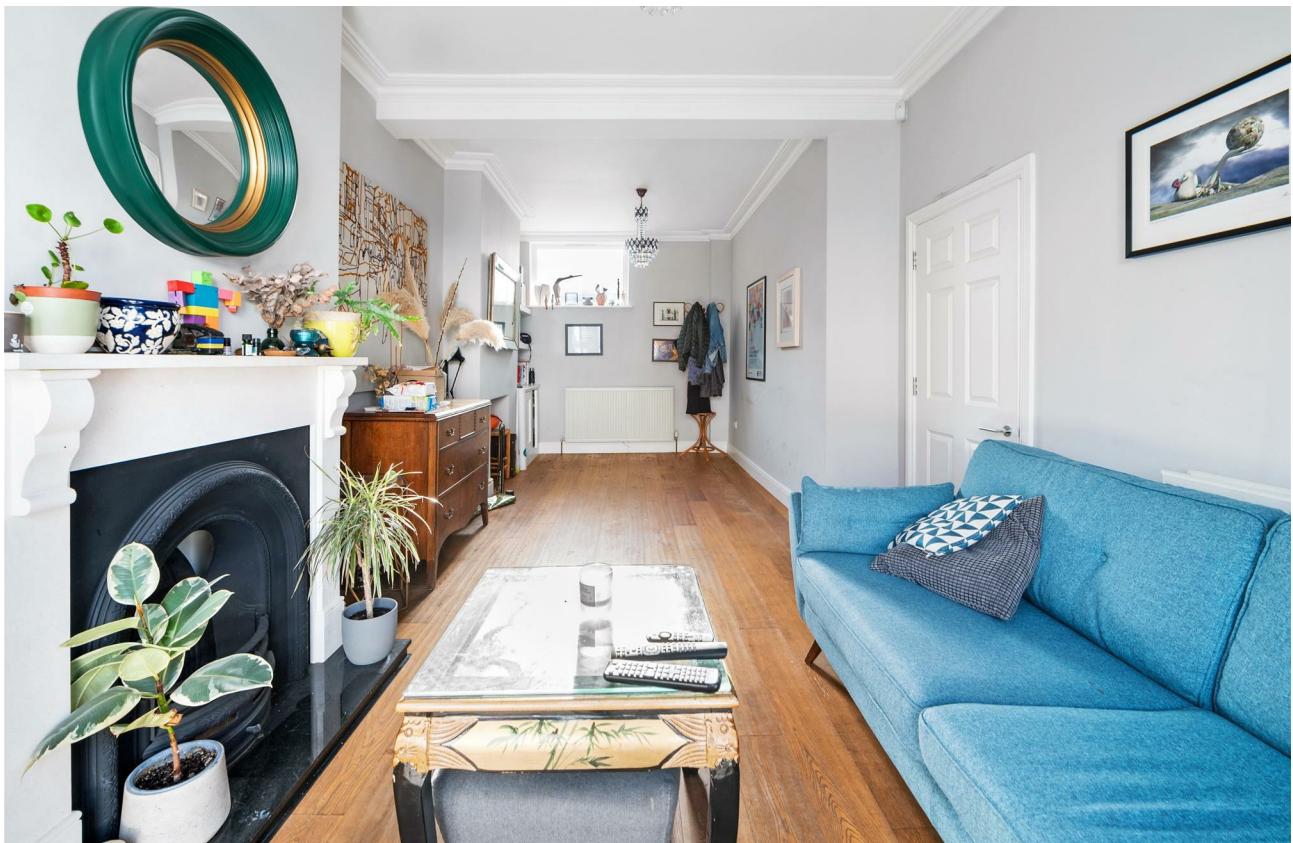




**M & M  
PROPERTY**

**Prince George Road, N16**

**£4,300 PCM**



\*\*\* OPEN HOUSE ON SATURDAY 4TH OF FEBRUARY BETWEEN 12PM-2PM \*\*\* This simply stunning four bedroom house is perfectly located south of Church Street and offers an array of period features matched perfectly with modern fixtures and fittings and contemporary design. The property comprises, formal front reception room, modern kitchen/dining room, a master bedroom with an en suite, three further double bedrooms and a guest W/C. Further benefiting a family bathroom and a private garden to rear. This superb property is ideally positioned on Prince George Road only moments from Stoke Newington Church Street and Dalston's wide range of shops, bars and restaurants. Transport links include Rectory Road Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a wide variety of bus routes in to The City and West End.

Property is available for professional sharers or a family

PROPERTY WILL BE FULLY REDECORATED

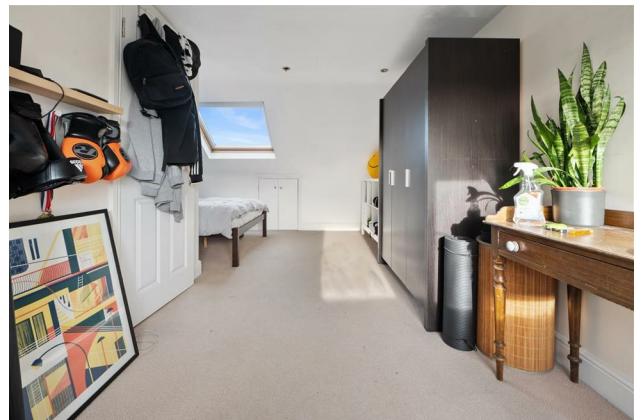
**FOR FURTHER  
INFORMATION**

**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](mailto:enquiries@mandmproperty.co.uk)

97 Newington Green Road, Islington, London N1 4QX | [mandmproperty.co.uk](http://mandmproperty.co.uk)



- Four Bedroom Victorian House
- Over 1500 Sq Ft
- Period Features
- Great Transport Links

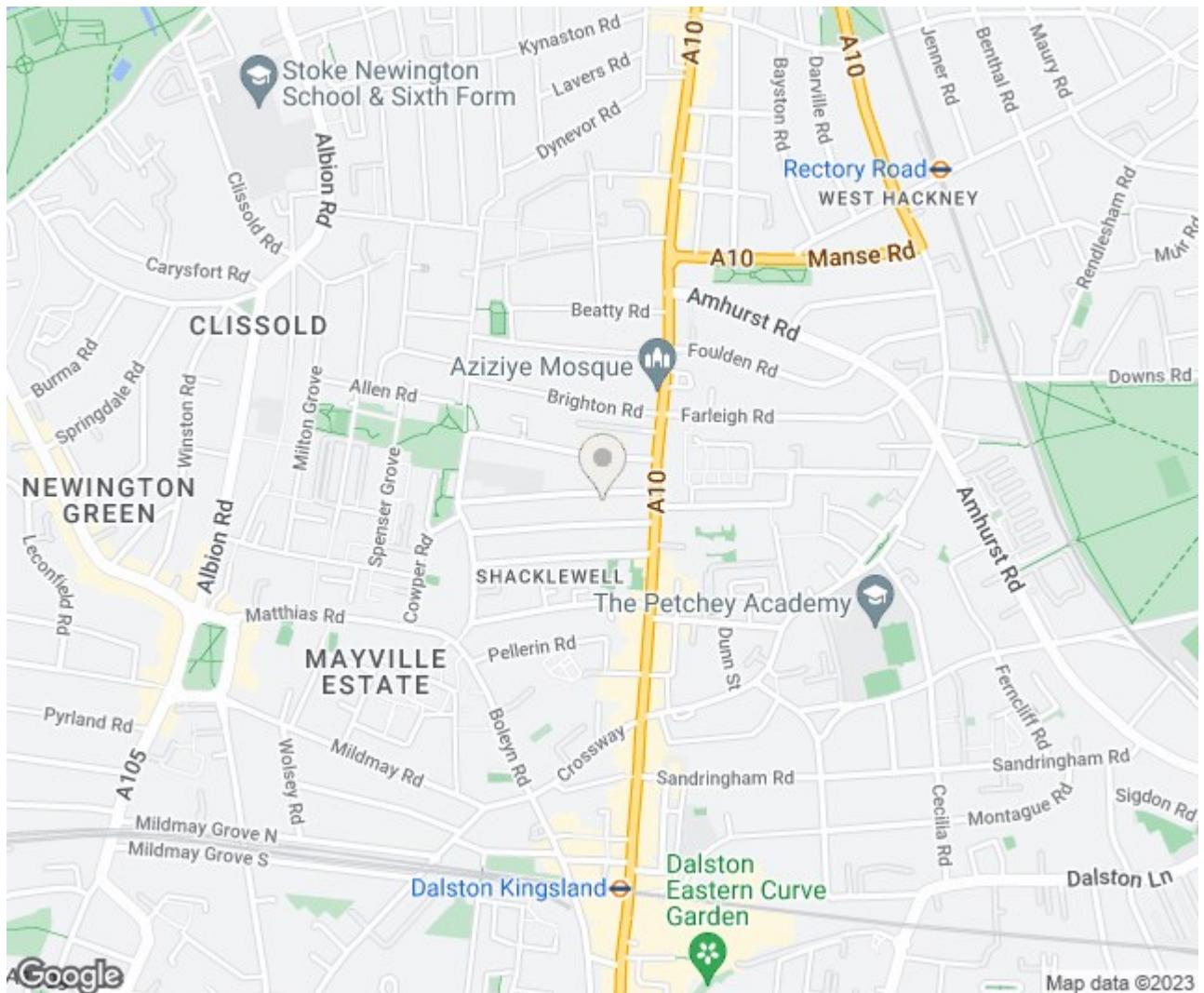
- Two Bathrooms
- Large Kitchen
- Private Garden

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.