



M&M
PROPERTY

Clissold Crescent, N16

Asking Price £3,000,000



Rarely available on the open market, M and M Property have the pleasure of offering this chain free seven bedroom, ten bathroom, five reception room, bay fronted period property set over four levels and offers in excess of 4,000 sq. ft. The property is currently being used as a care home with planning permission granted for the use as a single dwelling. The property consists of 5 reception rooms, a kitchen, seven bedrooms, ten bathrooms and utility room. The property also boasts, off street parking, side access on a substantial corner plot on one of Stoke Newington most premium roads.

Clissold Crescent is a quiet residential street located only moments from the stunning, wide open spaces of Clissold Park and the many bars, restaurants and coffee houses of Stoke Newington Church Street. Transport links include, Canonbury Station (Overground), Stoke Newington Station (Overground) and a variety of bus routes into The City and West End.

FOR FURTHER INFORMATION


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

M&M Property | Sales, Lettings and Property Management


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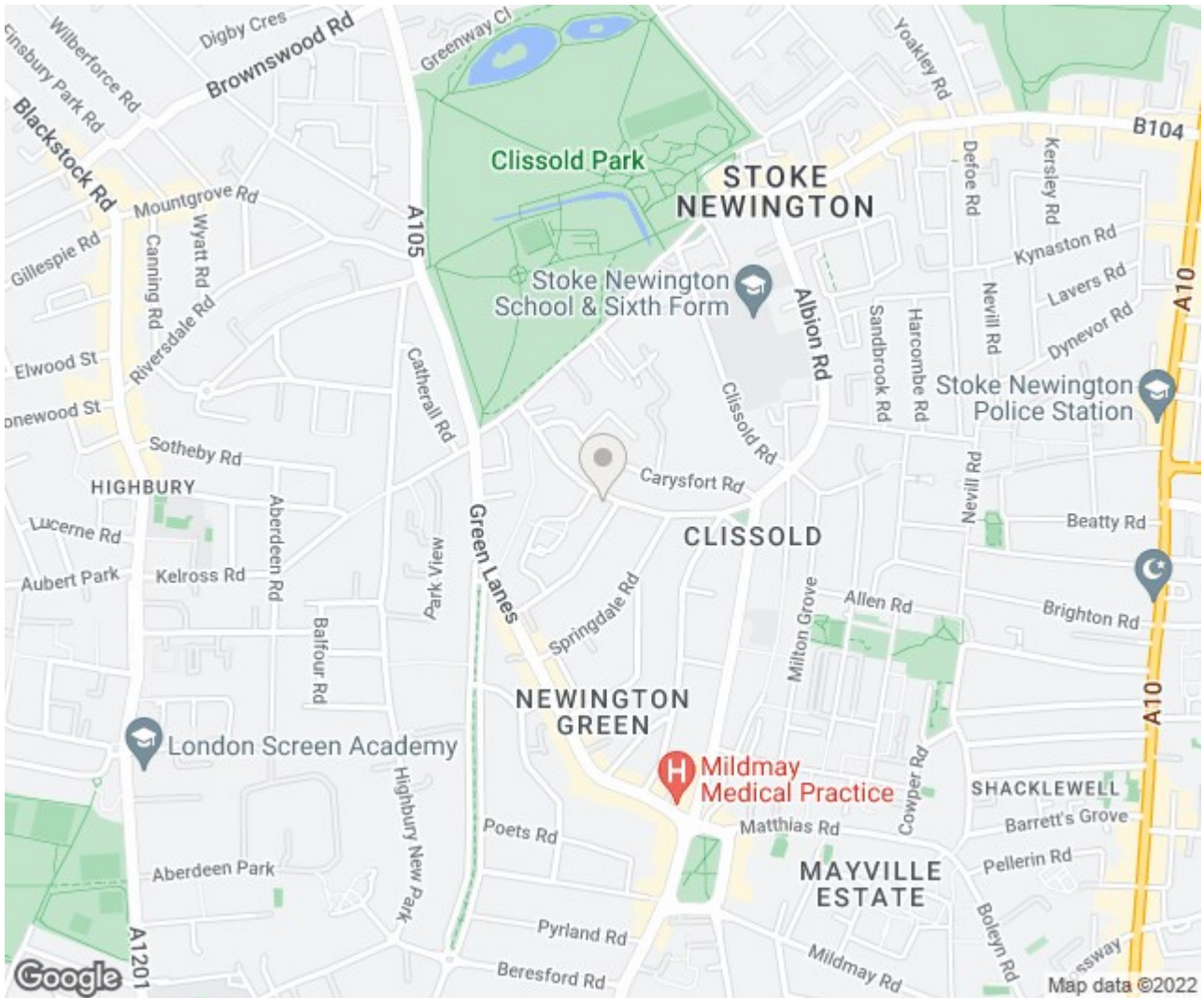


Energy Efficiency Rating

	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		
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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.