



**M & M
PROPERTY**

Springdale Road, N16

Offers In Excess Of £1,750,000

Freehold



Available chain free, is this spacious 4/5 bedroom bay fronted period house, the property is set over four floors and offers over 2,140 sq. ft. of internal accommodation. With two separate entrances, the property also benefits from living areas on the lower and raised ground floors. a family bathroom and a large kitchen. The first and second floor consists of four bedrooms and two bathrooms. There is also a large (in excess of 80ft) south easterly facing garden to the rear. This house requires some modernisation and would make an ideal family home with further potential to extend subject to planning permission and all the necessary consents.

Springdale Road is a quiet residential street located moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street and Newington Green. Transport links include, Canonbury 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

T 020 7704 0664 | F 020 7704 0736 | enquiries@mandmproperty.co.uk

97 Newington Green Road, Islington, London N1 4QX | mandmproperty.co.uk

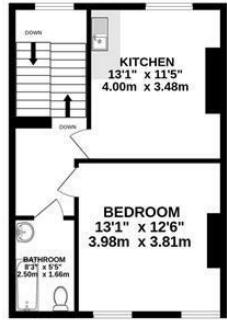
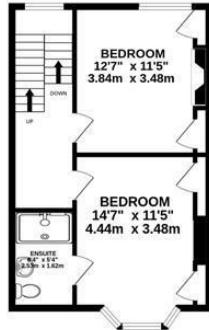
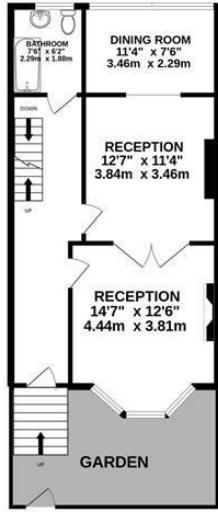


BASEMENT
587 sq ft. (54.6 sq.m.) approx.

GROUND FLOOR
572 sq ft. (53.2 sq.m.) approx.

1ST FLOOR
427 sq ft. (39.7 sq.m.) approx.

2ND FLOOR
454 sq ft. (42.2 sq.m.) approx.



5 BEDROOM HOUSE

TOTAL FLOOR AREA : 2145sq.ft. (199.3 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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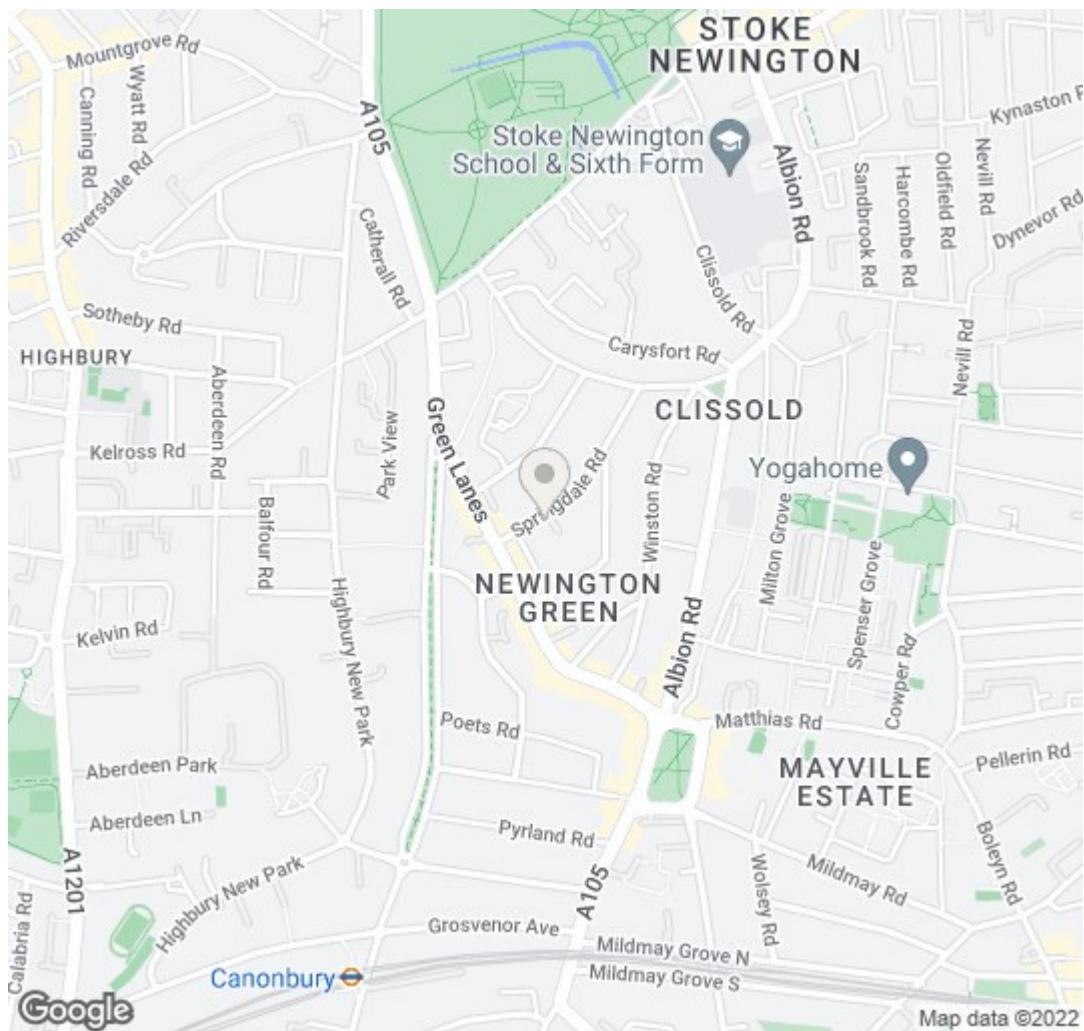


Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.