

## \*Quick sale only\*

GUIDE PRICE £900,000 - £1,000,000 - Planning permission granted to substantially extend!

A rarely available three bedroom mid-terrace Victorian house with large rear garden located in a quiet tree lined road in an excellent location a short stroll away from Stoke Newington Church Street.

• Three Bedroom Terraced House • Large Rear Garden • Planning Granted For 5 Bedroom House • Huge Potential • Moments From Church

Street • Plans Available • Quick Sale Needed

## £900,000 |

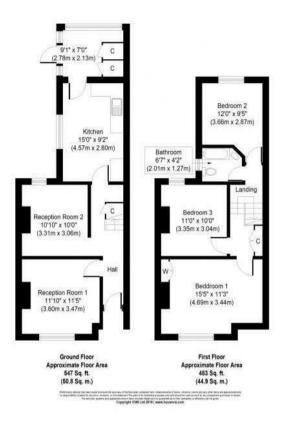
The property benefits from full planning permission to comprehensively redevelop into a c.1900 sq ft family home with a side and rear extension, loft room and 2nd storey outrigger containing up to 5 bedrooms on the upper floors. (Plans available on request).

Situated in the popular south pocket of Stoke Newington's Church Street, this three bedroom property benefits from some period features including high ceilings, period coving and wooden floorboards; it is however in need of complete refurbishment, which is reflected in the asking price, so is the perfect project for a buyer to put their own stamp on and add value.

Hawksley Road is a quiet residential street ideally placed seconds from the many bars, restaurants and coffee houses of Stoke Newington Church Street and the wide open spaces of Clissold Park. Transport links include, Stoke Newington Station (Overground) and a variety of bus routes into The City and West End.

For families Stoke Newington offers a vast range of outstanding and good rated primary, secondary schools and nurseries. For recreation the house is a moment away from Clissold Park for picnics, with its playground, tennis courts, paddling pool, skate park, animal enclosures and Clissold House. The Clissold Leisure Centre and the West Reservoir and Castle Climbing Centre are also a short distance away. Shakespeare walk adventure playground at Butterfield Green is also within walking distance.

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property 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 and should not be relied upon.



Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) 🗛 (69-80) (55-68) D Ξ (39-54) (21-38) G (1-20) Not energy efficient - higher running costs EU Directive 2002/91/EC **England & Wales** 

## Current Potential Very environmentally friendly - lower CO2 emissions Current Potential (92 plus) A (91-91)