



BUTLER & STAG

Rookwood Road | London

| N16

Physical viewings taking place

Large three bedroom property in a gorgeous period conversion in Stoke Newington.

• Three Bedroom • One Bathroom • Seperate W.C. • Period Conversion • Hard Wood Floors

£1,500 |

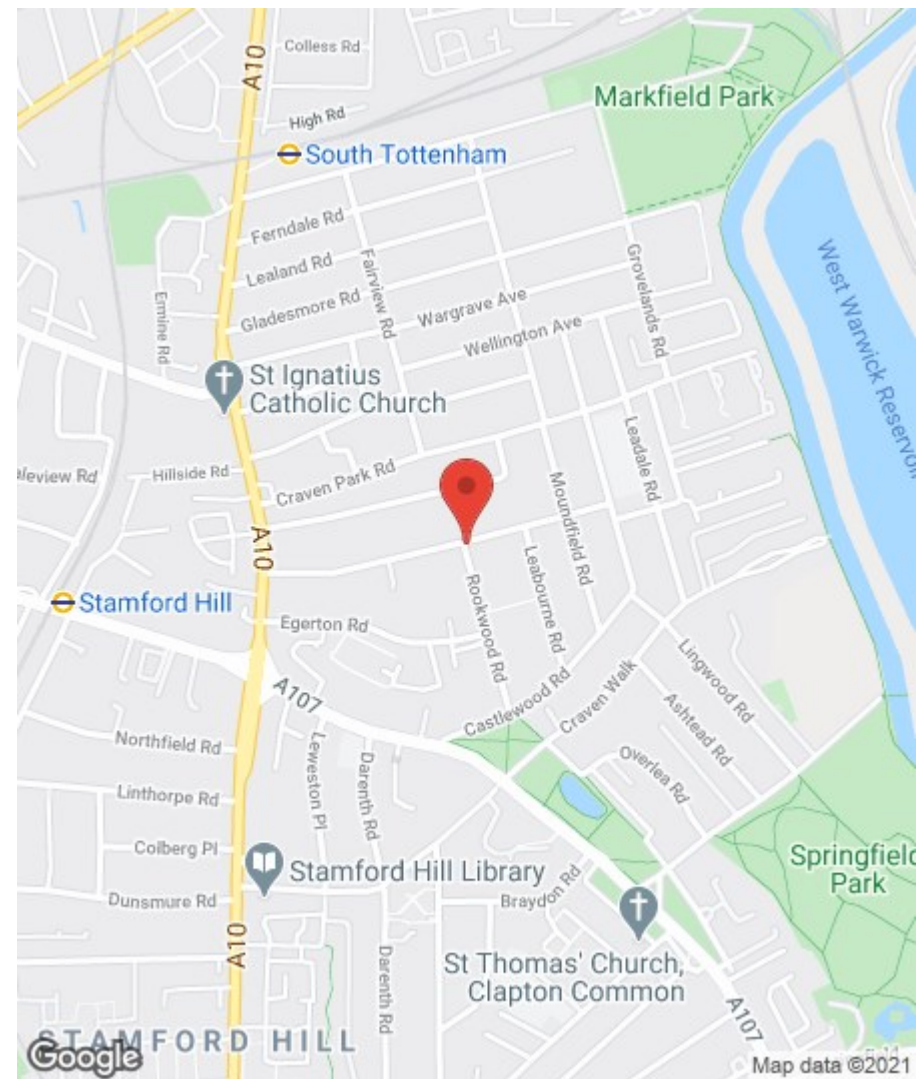
Large three bedroom property in a gorgeous period conversion in Stamford Hill.

The property comprises of three good-sized double bedrooms, a new modern kitchen with integrated appliances, a spacious reception area and well finished bathroom with a seperate W.C. The property boasts hard wood floors throughout and double glazed windows.

The property is ideally located on a tranquil road in Stamford Hill close to the shopping and entertainment amenities of Stoke Newington. It offers quick access to the city through Springfield Park and Zone 3 Stamford Hill Overground line station.







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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)	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 (CO ₂) 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	