



Aden Grove, N16 9NP

Guide Price £1,400,000 - £1,500,000

Freehold

Castles

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This beautifully maintained period house is located on a popular tree lined street and boasts close to 1700 square feet of living accommodation arranged over three floors. The property offers a wealth of original features perfect for the family home and enjoys a through lounge with original fireplace, cornicing and Victorian shutters in the bay window, spacious modern kitchen / diner with patio doors leading to the rear south facing garden and a basement offering a useful storage area and utility room. Continuing up to the first floor area there are three double bedrooms and family bathroom to include a spacious double bedroom spanning the front of the property and a wonderfully bright bedroom with ensuite shower room arranged on the second floor.

Located close to the wonderful green open spaces of Clissold Park, the fashionable boutiques on Church Street, coffee bars, restaurants and an eclectic mix of shops at Newington Green and along Green Lanes. The property is well-positioned for popular local schools with Betty Layward, Grasmere and Stoke Newington School all nearby. Excellent transport links give easy access to the City and West End with plenty of buses, and trains from Canonbury Station and Manor House.

Council Tax: E
EPC Rating: E
Current: 69 Potential: 77

£1,500,000 Freehold

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APPROXIMATE GROSS INTERNAL AREA = 157.2 sq m / 1692 sq ft



An overview of Hackney

Lower Clapton

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

Transport

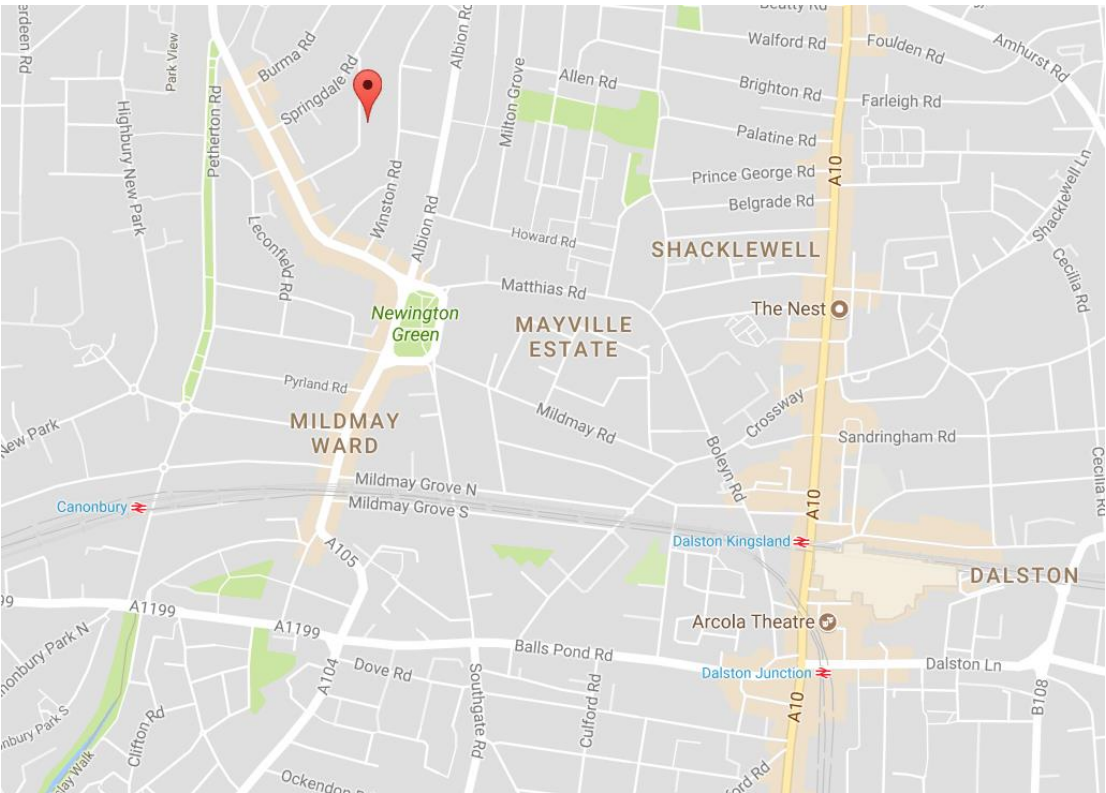
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



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