



Nile Close, London N16 7SQ

Guide Price £650,000 - £700,000

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Located in the serene and sought-after Nile Close in London N16, this splendid detached house offers a perfect blend of modern living and comfort. the property boasts a contemporary design that is both stylish and functional.

Upon entering, you are welcomed into a spacious reception room, ideal for entertaining guests or enjoying quiet family evenings.

The house features three well-appointed bedrooms, providing ample space for a growing family or accommodating guests. Each bedroom is designed to offer a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The layout of the house is thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout.

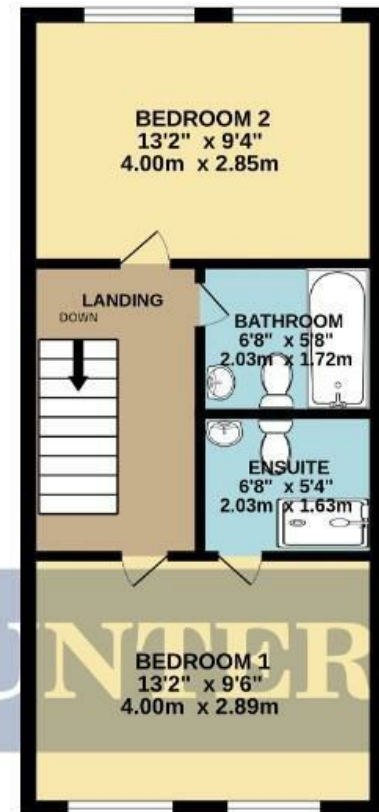
Situated in a desirable location, this home is perfect for those seeking a tranquil environment while still being within easy reach of the vibrant city life that London has to offer. With its modern amenities and spacious living areas, this detached house is an excellent opportunity for anyone looking to settle in a comfortable and stylish home. Don't miss the chance to make this delightful property your own.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Tenure: Freehold
Council Tax Band: E

- Fully detached house
- 3 spacious bedrooms
- Within 200 metres of Rectory Road Station
- One Ensuite to bedroom one
- Ensuite WC to loft room/ bedroom three
- Open plan kitchen/ living area
- Separate first floor bathroom and ground floor WC
- Offered with full vacant possession on completion
- Rear Garden
- Private road, with own off street parking

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
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	83

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	69

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.