

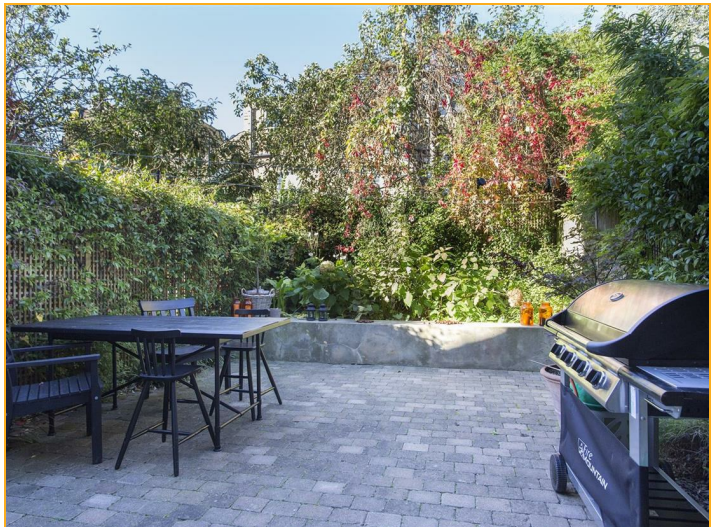


Harcombe Road, London
£1,250,000


LOCATION
LOCATION™ 

This stunning mid-terraced Victorian family home is positioned right in the heart of Stokey, featuring generous proportions throughout and boasting a secluded and leafy west-facing rear garden.


In excess of 1,650 sq. ft., this excellent family home is ideally positioned in the popular South-of-Church-Street neighbourhood, and comprises; a spacious master bedroom spread across the top floor with elegant open en-suite bathroom, three further ample double bedrooms, and a well-appointed family bathroom suite. The ground floor features; a beautiful through-reception room with stripped wooden flooring, original sash windows and fireplace, and a striking extended kitchen/dining room - the perfect family room - with an island kitchen and plenty of room for entertaining. There is also a landscaped and secluded west-facing rear garden - the perfect sun trap in the warmer months.



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	

18 Stoke Newington, Church Street, Stoke Newington, London, N16 0LU
 Tel: 0207 923 9222
 sn@locationlocation.com
 www.locationlocation.com



