

# HUNTERS®

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Hollar Road, London, N16

Asking Price £1,250,000

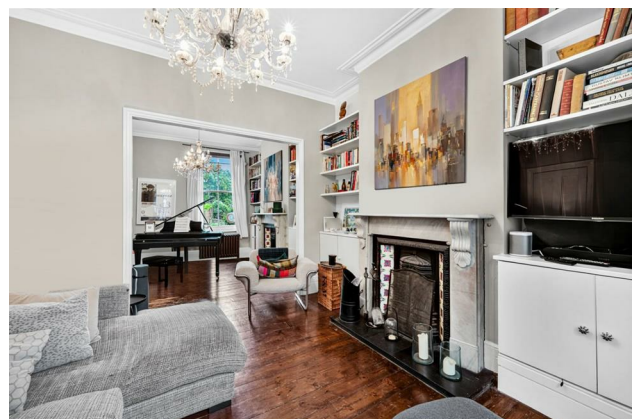
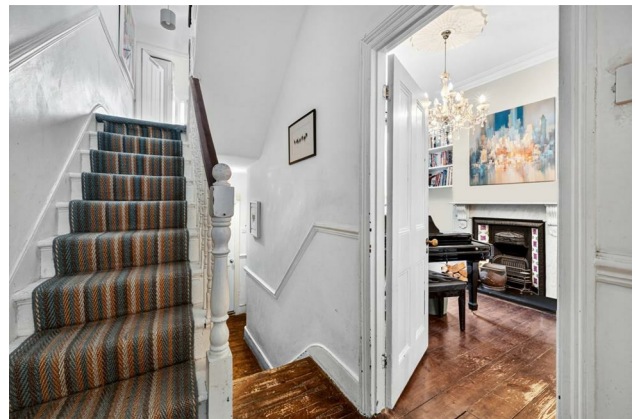
Property Images



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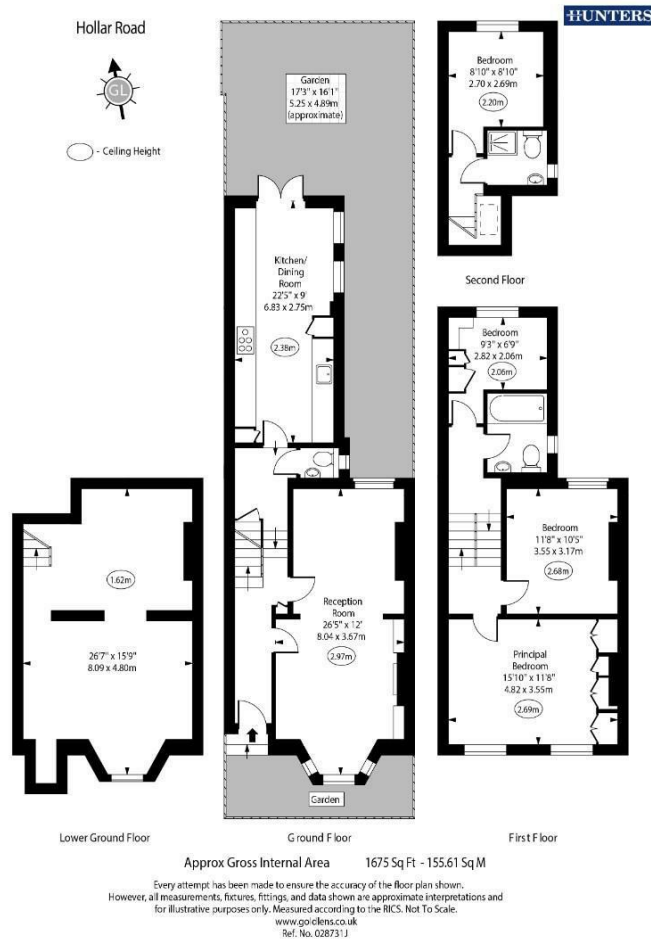
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## Property Images



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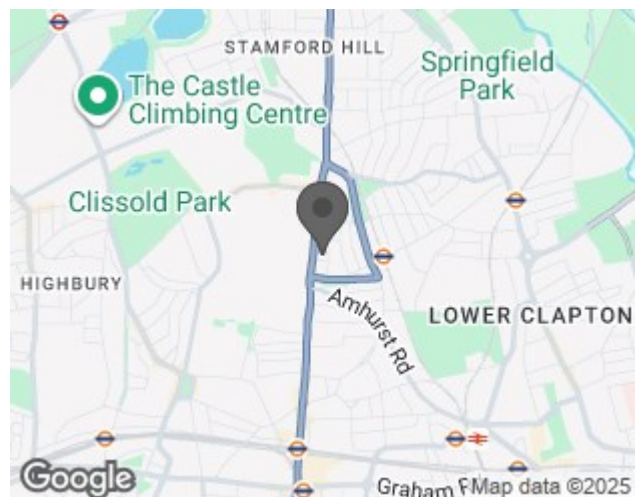
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## EPC

| Energy Efficiency Rating                           |                         |           |
|----------------------------------------------------|-------------------------|-----------|
|                                                    | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

## Map



## Details

Type: House - Mid Terrace Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

This beautifully restored Freehold period home blends classic charm with contemporary style. Offering approximately 1,675 sq ft (155 sq m) of thoughtfully designed living space, it features four generously sized bedrooms and a sleek, modern kitchen/dining area — perfect for family living. Set on a sought-after, tree-lined street in Stoke Newington, it combines character, space, and convenience.

The ground floor offers a bright dual-aspect double reception room with bay window, shutters, decorative cornicing, original floorboards, and two charming fireplaces. To the rear, a large dual-aspect kitchen/dining room benefits from underfloor heating and opens via French doors onto a well-kept rear garden — ideal for alfresco dining, entertaining, or relaxed family use. A guest W.C. is tucked off the hallway.

A basement/cellar provides excellent storage and day-to-day practicality, with scope for further development (subject to the necessary consents).

Upstairs, the first floor hosts a spacious principal bedroom spanning the full width of the house, complete with bay window and built-in wardrobes. A second double bedroom and a third overlooking the garden are served by a stylish family bathroom.

The top floor includes another generous double bedroom and a modern second shower room, with potential to expand further into the loft (subject to the usual consents) — offering valuable flexibility for growing families or work-from-home needs.

Hollar Road is ideally placed for the cafés, restaurants and independent shops of Stoke Newington Church Street and High Street, and within walking distance of Clissold Park, Abney Park, and Stoke Newington Common.

Transport links include Rectory Road, Stoke Newington, Dalston Kingsland, and Dalston Junction (all Overground), along with numerous bus routes offering easy access to the City and West End.

## Features

• Freehold house • Four bedrooms • Two bathrooms • Garden • Period features • Excellent condition • Close to local amenities • Close to transport links