



Harcombe Road, , London, N16 0SA

- Chain free
- Three bedrooms
- Double reception room
- Private garden
- Close to Clissold Park
- Freehold house
- Two bathrooms
- Potential to extend (subject to all the necessary consents)
- Close to Church Street
- Close to local amenities

Asking Price £1,350,000



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DESCRIPTION

Offered to the market chain free, this beautifully refurbished three bedroom freehold Victorian house offers approximately 1,274 sq. ft. (118.4 sq. m.) of accommodation.

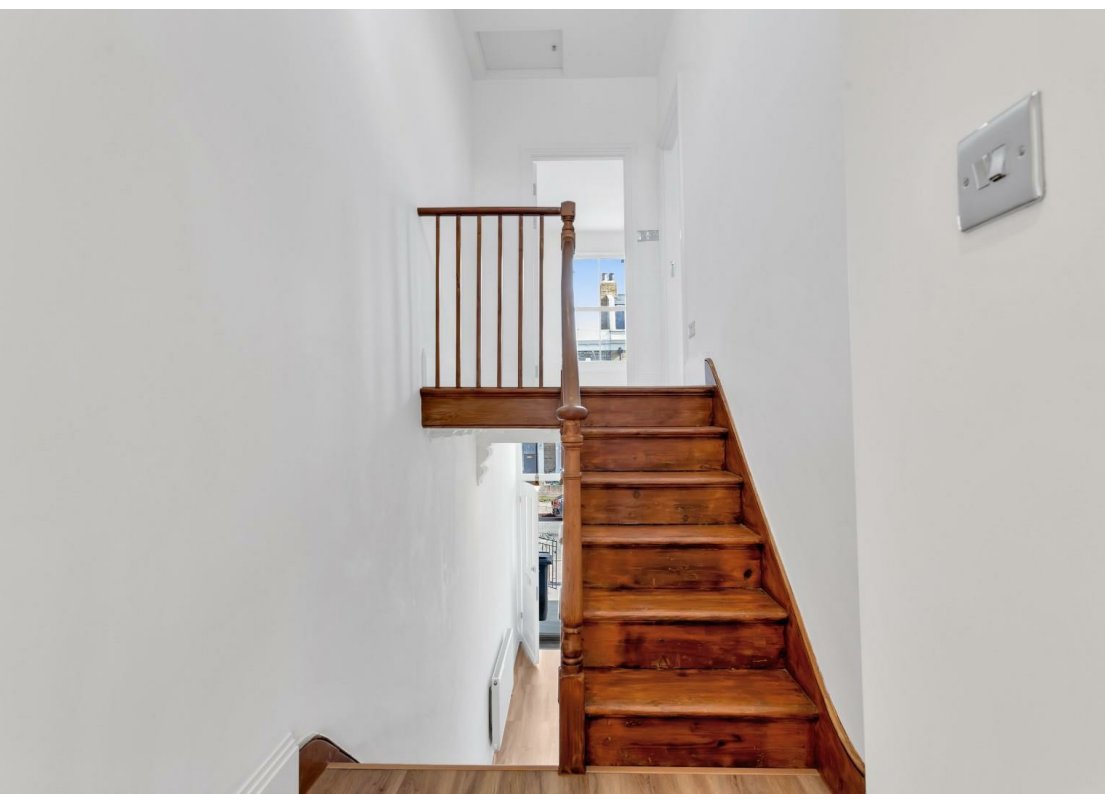
Available to view by appointment only, the ground floor comprises an exceptionally bright double reception room measuring 28'1 by 12'0 ft with bay window and feature fireplaces, leading through to a spacious newly fitted kitchen which provides direct access to a private rear garden extending to approximately 22'5 ft. There is also a modern shower room located on the ground floor.

The first floor offers three well proportioned bedrooms, including a generous principal bedroom measuring 16'3 by 12'6 ft, along with a contemporary family bathroom.

Further benefits include useful cellar storage and the property offers potential to extend the kitchen and into the loft space, subject to all the necessary consents.

Harcombe Road is a quiet residential street ideally located moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street and Newington Green, as well as the open spaces of Clissold Park. Transport links include Stoke Newington Station (Overground), Dalston Kingsland & Dalston Junction Stations (Overground) and a wide variety of bus routes into The City and West End.







TOTAL FLOOR AREA: 1274 sq.ft. (118.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Viewings

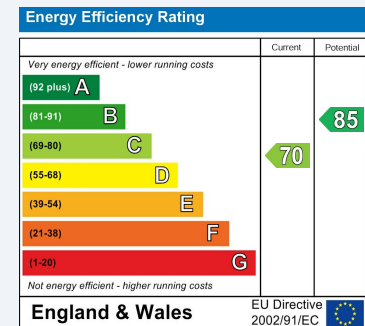
Please contact StokeNewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.