

# HUNTERS®

HERE TO GET *you* THERE

Hawksley Road, London, N16

Asking Price £2,000,000

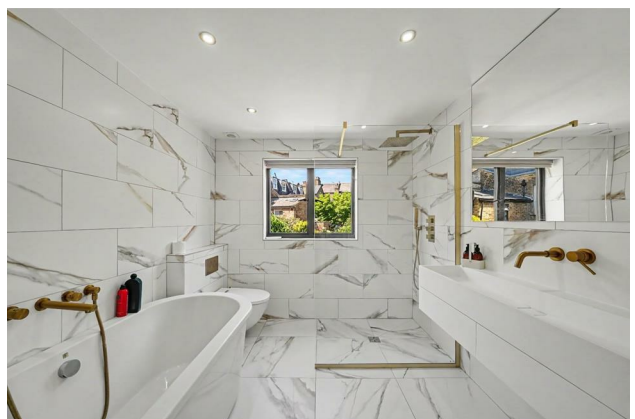
Property Images



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

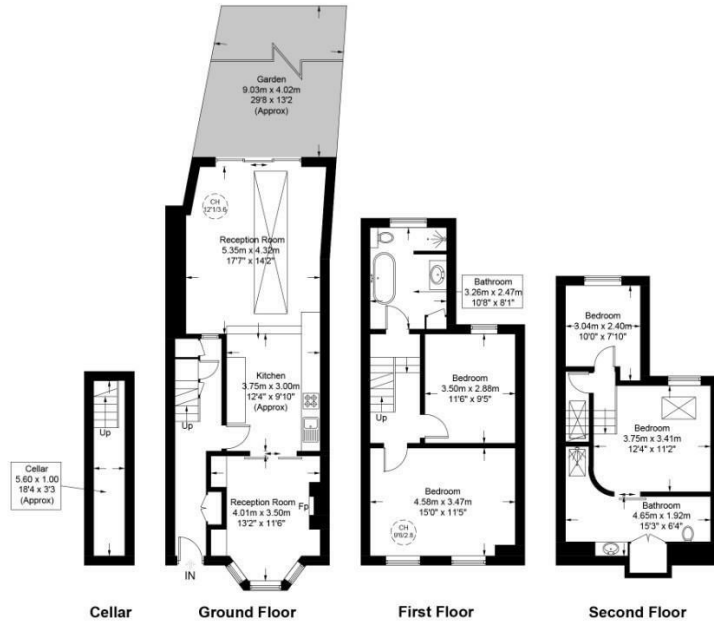
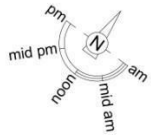
HERE TO GET *you* THERE

## Property Images



Hawksley Road, N16

Approximate Gross Internal Area = 1478 sq ft / 137.3 sq m  
(Including Cellar)



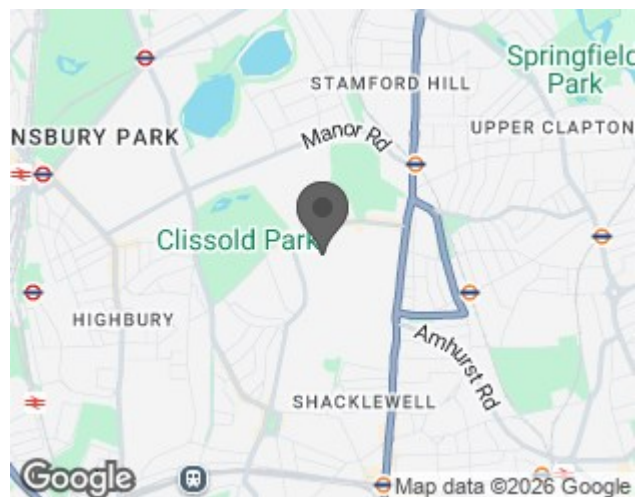
This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



## 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 - Terraced Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

An outstanding four bedroom Victorian family home positioned on the sought after Hawksley Road in Stoke Newington, offering approximately 1,478 sq ft (137.3 sq m) of beautifully designed living accommodation arranged over three floors plus cellar storage.

This exceptional home has been thoughtfully extended and refurbished to an impressive standard throughout, perfectly combining elegant period charm with striking contemporary design. Flooded with natural light and finished with a sophisticated modern aesthetic, the property offers superb family living and entertaining space throughout.

The ground floor comprises an elegant front reception room with high ceilings, large bay window, bespoke shelving and original fireplace, leading through to a stunning extended kitchen/dining space to the rear. The contemporary kitchen features sleek handleless cabinetry, integrated appliances, skylights and excellent storage, opening seamlessly onto a landscaped rear garden via large sliding doors creating a fantastic indoor/outdoor entertaining space. Underfloor heating serves the rear dining area leading onto the garden.

The upper floors provide four well proportioned bedrooms and two luxurious bathrooms including an outstanding principal suite occupying the top floor with a striking ensuite bathroom featuring a walk-in shower and freestanding bath. Both bathrooms benefit from underfloor heating, while the fourth bedroom is currently arranged as a dressing room.

Further benefits include excellent storage including cellar space and a superb balance of character features alongside modern design.

Hawksley Road is a quiet and highly desirable residential street moments from the independent cafés, restaurants and boutiques of Stoke Newington Church Street as well as the open green spaces of Clissold Park. Excellent transport links include Stoke Newington and Rectory Road Overground stations along with numerous bus routes providing easy access into the City and Central London.

## Features

- Four bedroom Victorian house
- Approx. 1,478 sq ft (137.3 sq m)
- Extended kitchen/dining room with underfloor heating
- Principal room with ensuite
- Underfloor heating to bathrooms
- Landscaped rear garden
- Excellent condition throughout
- Quiet tree-lined residential street
- Close to Church Street
- Close to Clissold Park