

HUNTERS®

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Woodlea Road, London, N16

Asking Price £1,750,000

Property Images



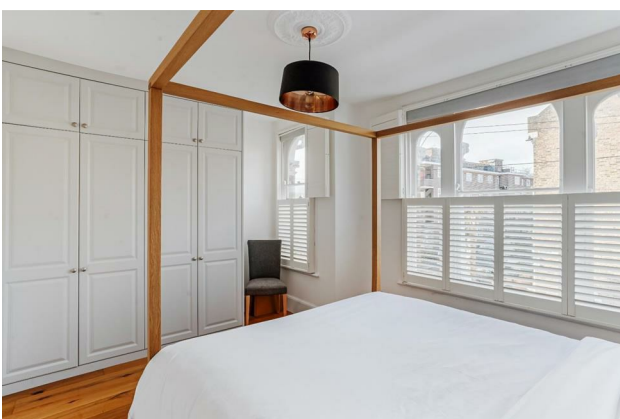
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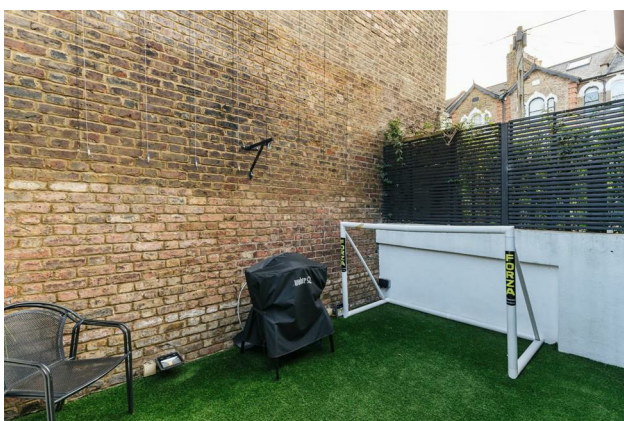
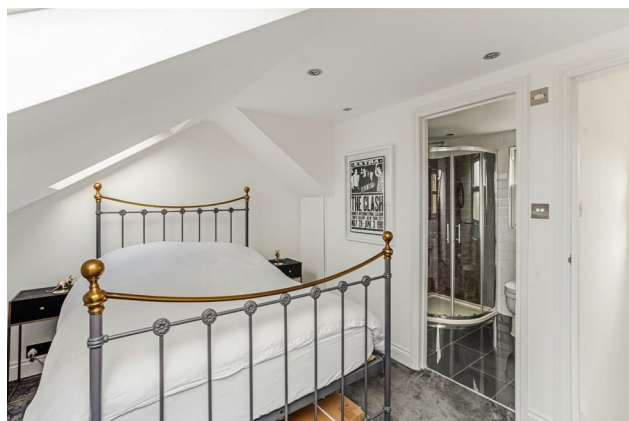
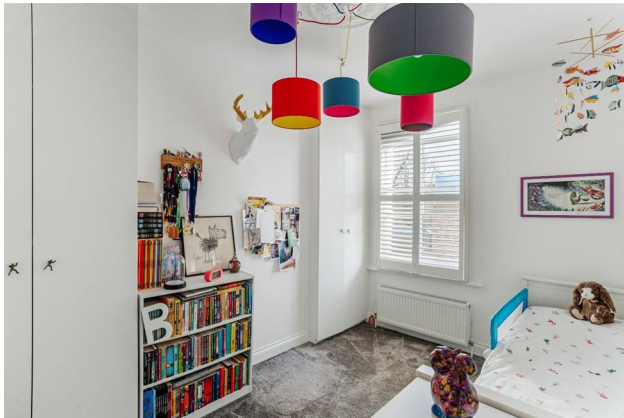
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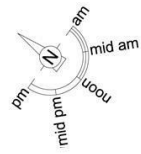


Woodlea Road, N16

Approximate Gross Internal Area = 1521 sq ft / 141.3 sq m
(Including Restricted Height & Eaves)

Restricted Height = 16 sq ft / 1.5 sq m

Eaves = 31 sq ft / 2.8 sq m



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.



**Certified
Property
Measurer**

EPC

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	

Map



Details

Type: House - Terraced Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Available chain free, an exceptional four-bedroom period house on Woodlea Road, offering approximately 1,521 sq ft (141.3 sq m) of beautifully presented and thoughtfully extended accommodation arranged over four floors.

The ground floor combines period character with contemporary design. To the front is an impressive double reception room with a bay window, ornate cornicing, bespoke fitted cabinetry and fireplaces. To the rear, the house opens into a striking kitchen, dining and family room, creating a superb space for everyday living and entertaining. Sleek high-gloss cabinetry, a central island is complemented by extensive glazing and large rooflights, filling the room with natural light. Full-width glass doors open directly onto the private rear garden.

A substantial lower-ground room provides excellent additional living space and could work equally well as a playroom, cinema room, home office or snug.

Three bedrooms and the family bathroom occupy the first floor, while the upper floor provides a further double bedroom with en-suite shower room and excellent natural light from roof windows. Further features include wood flooring, window shutters, a ground-floor WC and excellent built-in storage.

Woodlea Road is positioned just off Stoke Newington Church Street and moments from Clissold Park, placing an excellent selection of independent shops, cafés, restaurants and green open space right on the doorstep. Stoke Newington Overground and numerous bus routes provide convenient connections towards the City and West End.

Features

- Available Chain Free • Four-Bedroom Period House • Approx. 1,521 Sq Ft / 141.3 Sq M • Excellent Condition • Impressive Double Reception Room • Extended Kitchen/Dining/Family Room • Private Rear Garden • Additional Lower-Ground Living Space • Two Bathrooms Plus Ground-Floor WC • Moments from Church Street & Clissold Park