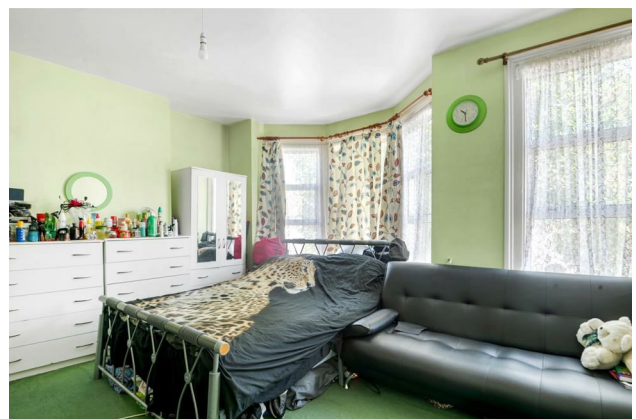


Prince George Road, London, N16

Offers In Excess Of £1,175,000

Property Images

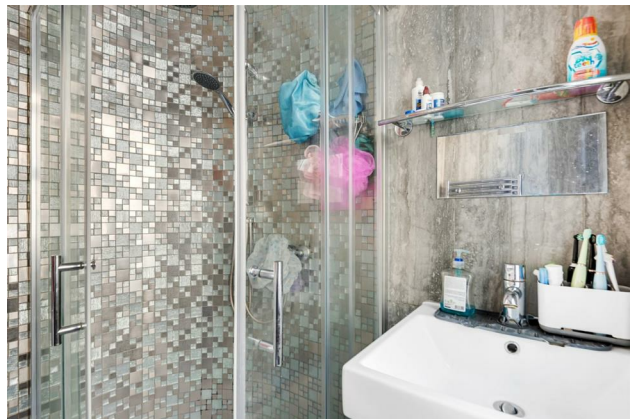
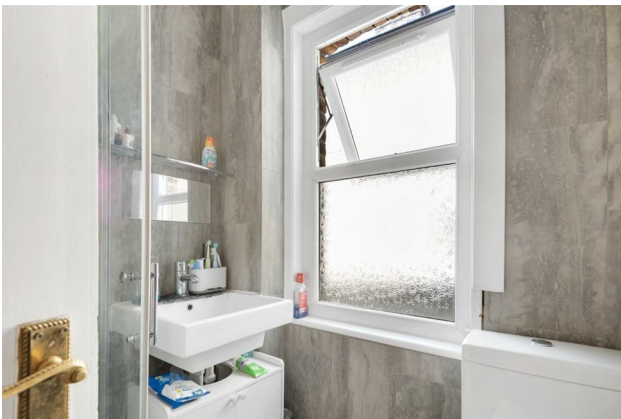




# HUNTERS®

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## Property Images



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## Floorplan



Total Floor Area : 150.24 Sqm - 1608 Sq Ft

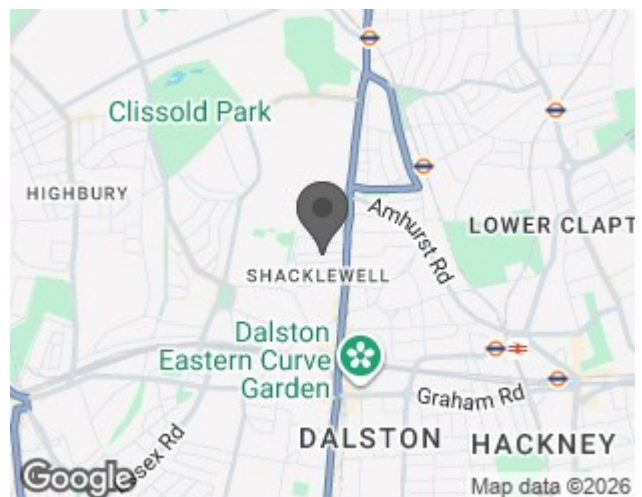
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

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

## Summary

\*\*\* £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. \*\*\* Available to view by appointment only, this freehold period home is set on a quiet, tree-lined residential street in the heart of Stoke Newington. Offering over 1,605 sq. ft. (150.24 sq. m) of well-proportioned living space, the property features four generously sized bedrooms and a south-east facing patio garden, making it an ideal home for families.

The ground floor comprises a bright and spacious front reception room with bay window, followed by a second reception room to the rear. Beyond this is a kitchen/dining area and a ground floor bathroom, with direct access to a private south-east facing garden—perfect for outdoor dining or relaxing.

The property also benefits from a basement level with a kitchen/utility area and a large storage room, offering excellent versatility for day-to-day use or scope for future development (subject to all necessary planning permissions and consents).

On the first floor, you'll find a generous principal bedroom spanning the width of the house, complete with bay window. A second double bedroom, third bedroom, and a family shower room complete this level. The top floor offers an additional double bedroom, ideal as a guest room, nursery, or home office. There is also ample loft storage and further potential to extend, subject to all required permissions and consents.

Prince George Road is a peaceful and highly sought-after location, just moments from Church Street, Clissold Park, and a range of excellent transport links, including Stoke Newington Station and Dalston Kingsland & Junction Stations (Overground).

## Features

- Freehold house • Quiet street • South-east facing garden • Four bedrooms • Two bathrooms • Close to transport links