



## Pellerin Road, , London, N16 8AT

- Chain Free
- Four Bedroom
- Good Condition
- Close to Local Amenities
- Period Freehold House
- Two Bathrooms
- Quiet Street
- Close to Transport Links

**Price £1,250,000**





# Pellerin Road, , London, N16 8AT - Price £1,250,000

## DESCRIPTION

Available chain free, this four bedroom Victorian house is perfectly located on a quiet street in between Stoke Newington and Dalston and offers over 1,620 sq. ft. (150 sq. m.) of accommodation and a private garden extending to over 40 feet.

Available to view by appointment only the property comprises, double reception room into bay window, kitchen/dining room leading to the garden, master bedroom, two further double bedrooms, a fourth bedroom/study room two bathroom and a utility/storage room.

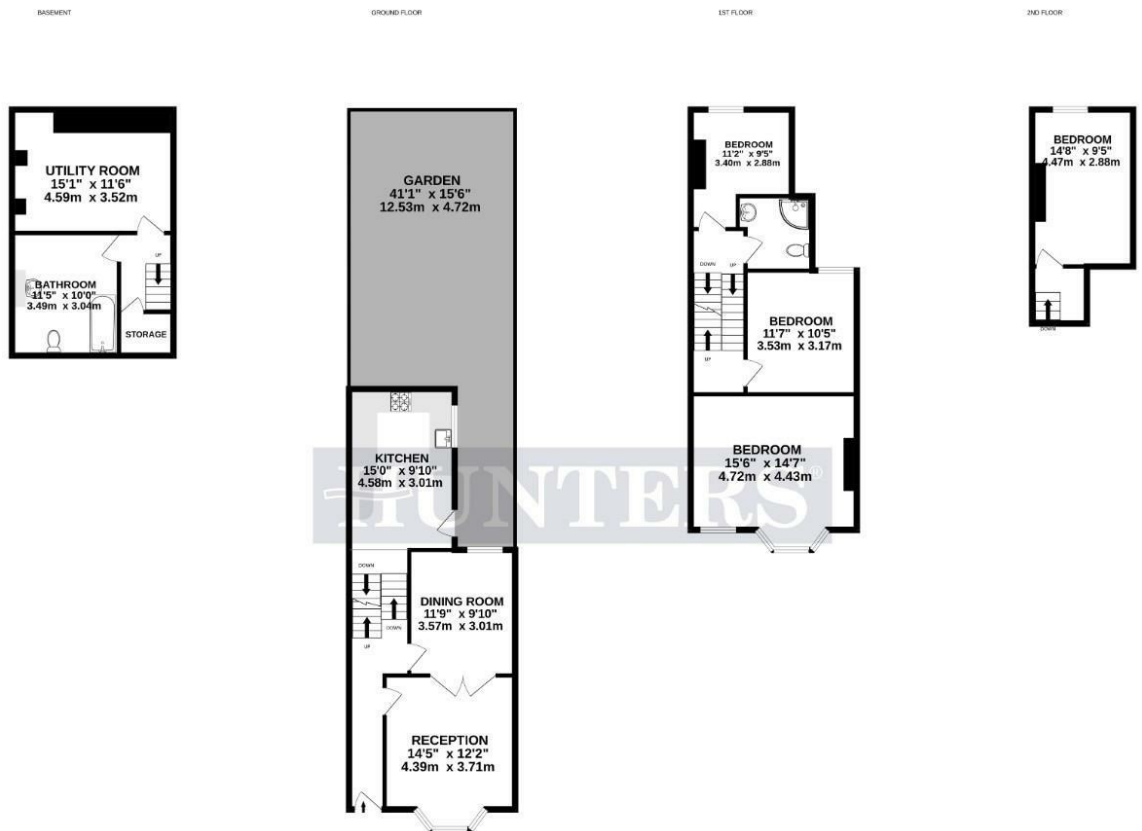
Pellerin Road is a quiet residential, tree lined street only a short walk from Dalston and Newington Green's wide range of shops, bars, restaurants and coffee houses as well being within easy walking distance from local schools & the stunning Clissold Park.

Transport links include Canonbury Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a variety of Bus routes into The City & West End.









TOTAL FLOOR AREA: 1622sq.ft. (150.7 sq.m.) approx.  
 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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### Viewings

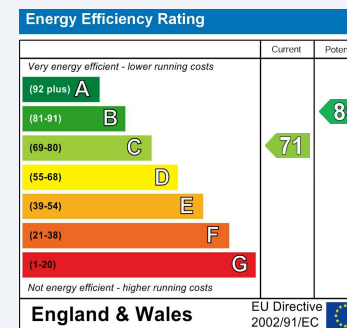
Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

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