



Julian Reid

9 Harcombe Road, London, N16 0RX

A charming three bedroom, mid Victorian terraced house located on this popular, residential road south of Stoke Newington Church Street offering well-presented, family accommodation

julianreid.co.uk

Guide Price £1,275,000
Freehold

- **3 Bedrooms**
- **Council Tax Band: E**
- **EPC Rating: TBC**
- **2 Reception rooms**
- **Kitchen/diner**

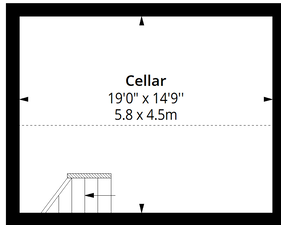
A charming, three bedroom, mid Victorian house offering well-presented and nicely proportioned family accommodation over two level and mezzanine. Bright space with three bedrooms and modern bathroom on the upper floors and two separate reception rooms and a well equipped kitchen/diner below. From the kitchen there are French doors opening onto a pretty rear garden and from the hallway there are steps down to a very generous sized cellar offering great storage. Harcombe Road is an extremely popular road, south of Stoke Newington Church Street which still retains the original Yorkstone paving and is lined by pretty blossom trees in the spring. The property is well placed for access to local schools, Clissold Park, regular bus services and the very vibrant selection of shops, bars and restaurants



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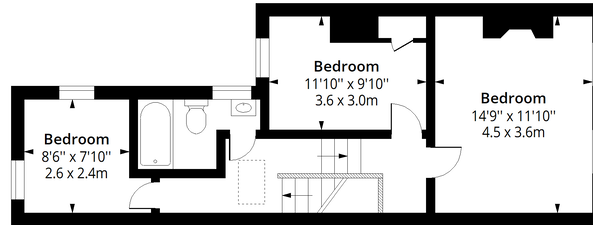
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Approx. Gross Internal Area 1340 Sq Ft - 124.49 Sq M



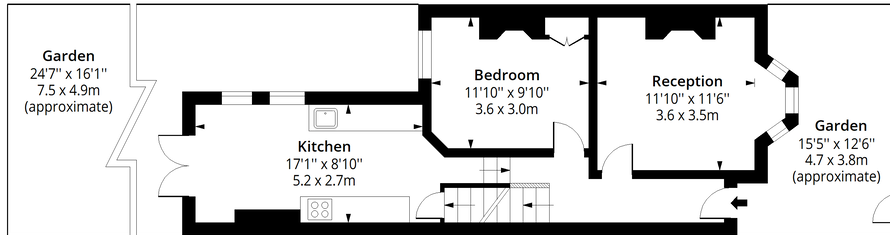
Basement

Floor Area 293 Sq Ft - 27.22 Sq M



First Floor

Floor Area 515 Sq Ft - 47.84 Sq M



Ground Floor

Floor Area 532 Sq Ft - 49.42 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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