

Julian Reid



**11 Hollar Road, London, N16 7NT**

Wonderfully presented and well extended, five bedroom, two bathroom late Victorian family house with accommodation just short of 2000 square feet ideally located for all local amenities

[julianreid.co.uk](http://julianreid.co.uk)

**Guide Price £1,450,000**  
**Freehold**

- **5 Bedrooms**
- **Council Tax Band: E**
- **EPC Rating: 70**
- **2 Bathrooms (1 en-suite)**
- **Huge cellar**

Beautifully extended late Victorian family house with super accommodation presented to reflect modern family life matched with preserving the architecture of the period. The house, which has a floor area of 1917 square feet offers five bedrooms, two bathrooms on the upper floors. The ground floor has a naturally bright reception room and nicely equipped kitchen/diner which opens onto a peaceful garden beyond. Below, there are full cellars which give excellent storage or further development potential. Hollar Road is located directly off Stoke Newington High Street and within five minutes walk of Stoke Newington Church Street with it's eclectic mix of shops, bars and restaurants. The property is also within close proximity to a number of well regarded local schools and there are many bus services close by. Both Stoke Newington and Rectory Road overground stations offer a regular service into Liverpool Street.

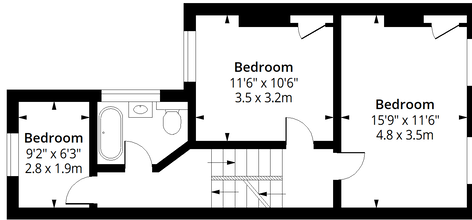
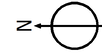


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# Hollar Road, N16

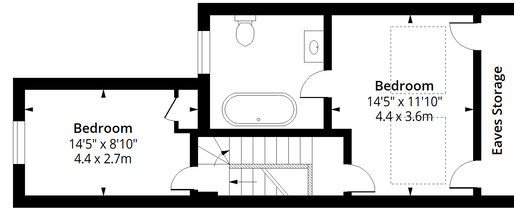
Approx. Gross Internal Area 1917 Sq Ft - 178.09 Sq M

Approx. Gross Eaves Storage Area 45 Sq Ft - 4.18 Sq M



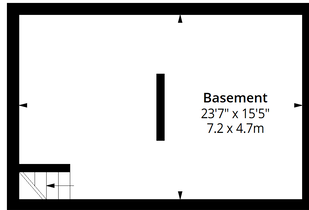
**First Floor**

Floor Area 495 Sq Ft - 45.99 Sq M



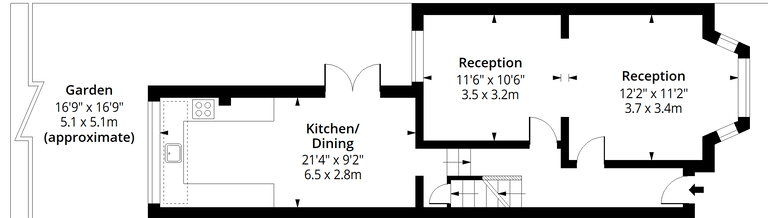
**Second Floor**

Floor Area 468 Sq Ft - 43.48 Sq M



**Basement**

Floor Area 364 Sq Ft - 33.82 Sq M



**Ground Floor**

Floor Area 590 Sq Ft - 54.81 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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Date: 15/9/2025

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