



Bouverie Road Stoke Newington, London N16

Bouverie Road

Stoke Newington

London N16

Attractive three bedroom Victorian terraced house in a fantastic location close to Clissold Park and popular local schools.



DESCRIPTION

The property boasts a classic layout and a 60' west-facing garden, offering a perfect opportunity for buyers to create their dream home, with the potential to extend upwards into the loft or with a side-return extension to the kitchen (subject to planning permission). The ground floor accommodation comprises a generous double reception with bay-window, a conservatory, and large modern kitchen-diner with integrated appliances. In the basement there is a huge cellar which is ideal for storage (restricted head height). Elsewhere there is a family bathroom and three double bedrooms. Stoke Newington Church Street's eclectic array of eateries, independent shops, pubs and coffee bars are literally at the end of the road. There are excellent transport links to The City and West End with numerous good bus routes and trains to Liverpool Street from Stoke Newington Station (Overground).



Freehold

£1,250,000



Basement
361 sq.ft. (33.5 sq.m.) approx.

Ground Floor
636 sq.ft. (59.1 sq.m.) approx.

1st Floor
542 sq.ft. (50.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1539 sq.ft. (143.0 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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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	

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