



Evering Road Stoke Newington, London N16

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Evering Road

Stoke Newington

London N16

Wonderfully characterful two bedroom garden flat, ideally located moments from The High Street and excellent transport links.



DESCRIPTION

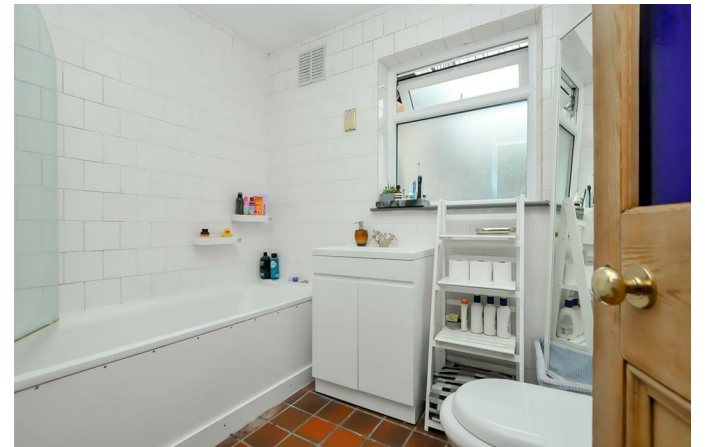
Arranged over two floors the accommodation comprises a generous reception room with bay-window and wood-burning stove; two bedrooms; modern bathroom; large study/home-office and separate kitchen/diner with stylish contemporary units and integrated cooker & hob. Double doors open out to a secluded 25' section of garden.

The property is conveniently positioned for the High Street and fashionable Church Street's array of independent shops, coffee bars and eateries. There is easy access to The City and West End with numerous buses, and trains from nearby Rectory Overground station taking under fifteen minutes to Liverpool Street.



Share of Freehold

Asking Price £700,000



Basement Level
363 sq. ft. (33.7 sq.m.) approx.

Ground Floor
542 sq. ft. (50.4 sq.m.) approx.



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TOTAL FLOOR AREA: 906 sq.ft. (84.1 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		70	78
(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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