



Evering Road, N16 7BH

£700,000

Share of Freehold

Castles

Evering Road, N16 7BH

A wonderful three bedroom, split level, period conversion with two bathrooms arranged on the upper levels of a spacious Victorian house and offered for sale with a share of the freehold. Internally the flat boasts lots of charm and character, including stripped wooden floorboards, high ceilings, sash windows and alcove wardrobes and shelving. Offering approximately 1,200 sq ft of generous living accommodation, the property features a spacious reception room with wonderful leafy views, kitchen fitted with a range of modern units, bathroom and two well proportioned bedrooms. On the second floor the property boasts a beautifully bright double bedroom with ample storage and a well equipped bathroom with sumptuous free standing bath. Located in a popular wide tree lined road in a conservation area, within walking distance of the vibrant Stoke Newington Church Street with its boutique shops, bars and restaurants and Clissold Park are within easy reach. There are excellent transport links including numerous local bus routes and Rectory Road and Stoke Newington Overground Stations providing swift access into the city and West End.

EPC Rating: D
Current: 67 Potential: 72
Lease: tbc
Service Charge: NA
Ground Rent: NA
Council Tax: C

£700,000 **Share of Freehold**

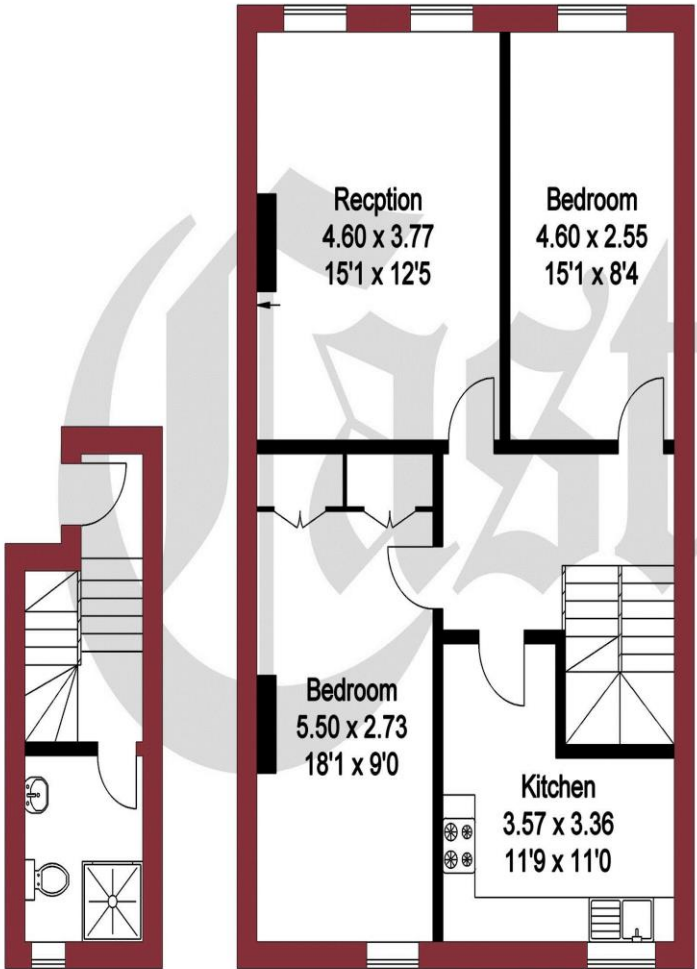
Castles

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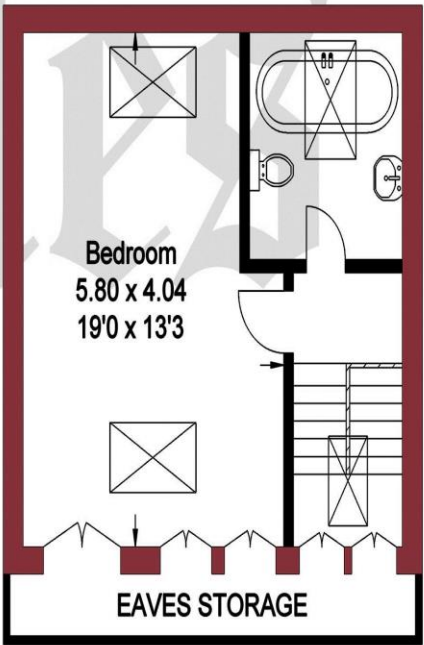




APPROXIMATE GROSS INTERNAL AREA
109.34 sqm / 1176.92 sqft



FIRST FLOOR



TOP FLOOR

MIDDLE FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

An overview of Hackney

Lower Clapton

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the ‘ever popular’ high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

Transport

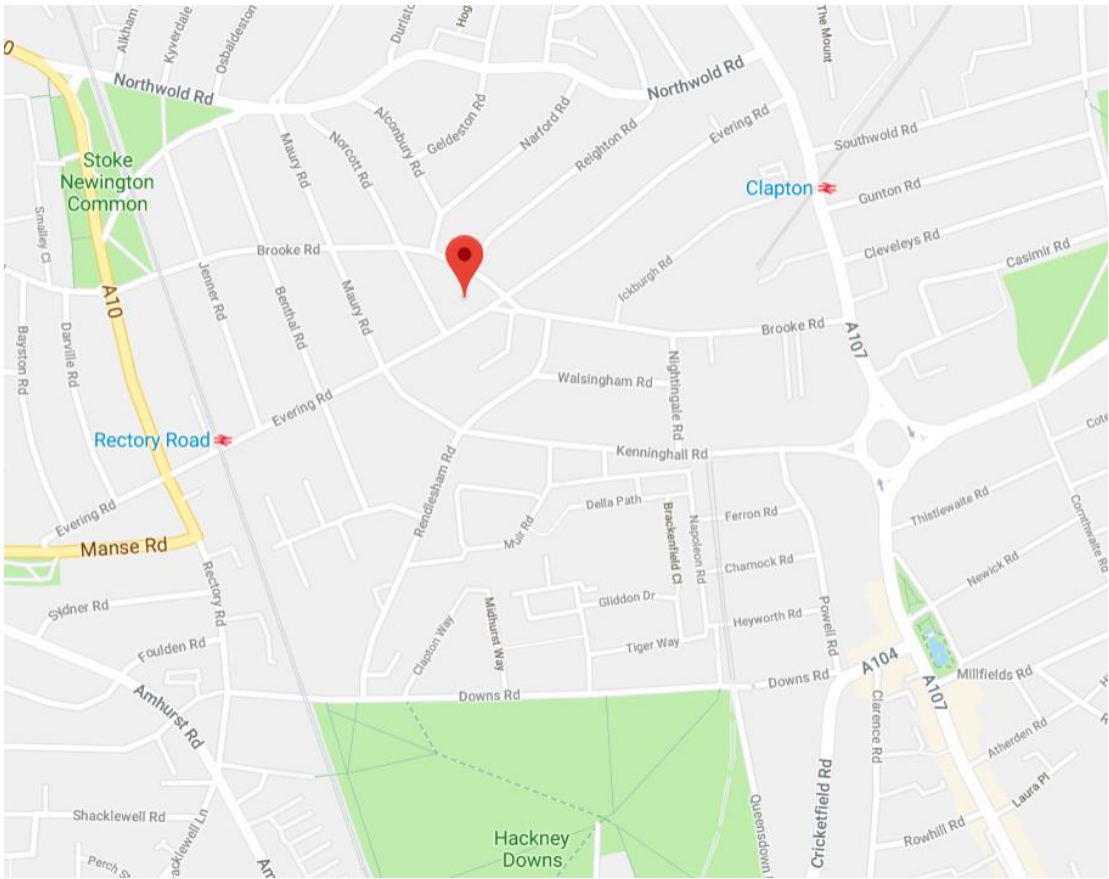
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



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