



## Lavers Road, London, N16

- Chain free
- Freehold house
- Close to Church Street
- Three bedrooms
- Close to local schools
- Close to Clissold Park

**Price £1,350,000**



# Lavers Road, London, N16

## DESCRIPTION

Available chain free, this three bedroom Victorian house is perfectly located on one of Stoke Newington's most sought-after roads with a fantastic rear garden.

Available to view by appointment only the property comprises, double reception room, kitchen/dining room leading to private rear garden, The first floors offers a master bedrooms to the front, two further double guest bedrooms and a bathroom. The property further benefits from ample storage with a cellar and loft. The property offers scope for a ground floor side extension as well as a loft, subject to the necessary planning consents.

Lavers Road is a quiet residential, tree lined street only a short walk from Stoke Newington Church Street and Newington Green's wide range of shops, bars, restaurants and coffee houses as well being within easy walking distance from local schools & the stunning Clissold Park as well as William Patten Primary school.

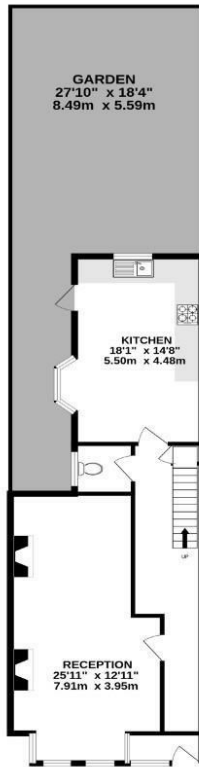
Transport links include, Stoke Newington Station (Overground), Rectory Road Station (Overground) and a variety of bus routes into The City and West End.







GROUND FLOOR  
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1494 sq.ft. (138.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The 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 condition or efficiency can be given.  
Made with Metropix C2025



### Viewings

Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



185 - 187 Church Street, Stoke Newington, London, N16 0UL  
Tel: 020 7249 7499 Email: [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com) <https://www.hunters.com>

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

