



Nevill Road Stoke Newington, London N16

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# Nevill Road

## Stoke Newington

### London N16

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Spacious four bedroom Victorian terraced house in a great location, moments from Church Street and popular local schools.



#### DESCRIPTION

Having been sympathetically extended upwards to create a double bedroom with ensuite facilities, elsewhere the property would benefit from some updating and refurbishment. The accommodation comprises a generous double reception room with bay window; and large kitchen-breakfast room with door out to a 25' (approx) south-west facing garden. The basement cellar is ideal for storage. The first floor boasts a bathroom & separate WC; and three double bedrooms. A wonderful principal bedroom on the top floor features an ensuite bathroom.

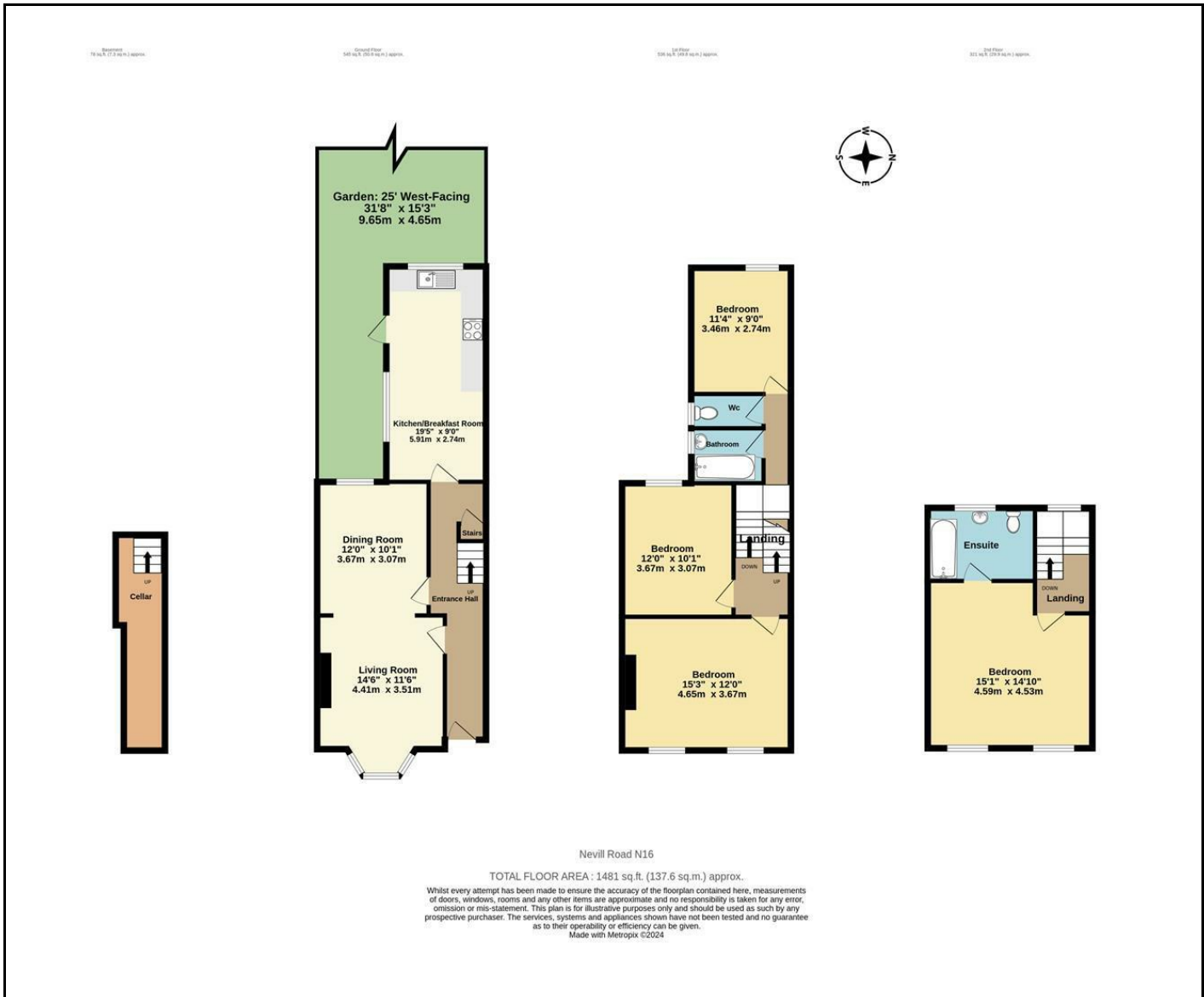
Award-winning Clissold Park and Stoke Newington Church Street's eclectic array of eateries, independent shops, pubs and coffee bars are in close proximity. Excellent transport links to The City and West End provide numerous good bus routes, and trains from Stoke Newington Station (Overground) to Liverpool Street in under fifteen minutes.



Freehold

Guide Price £1,350,000





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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