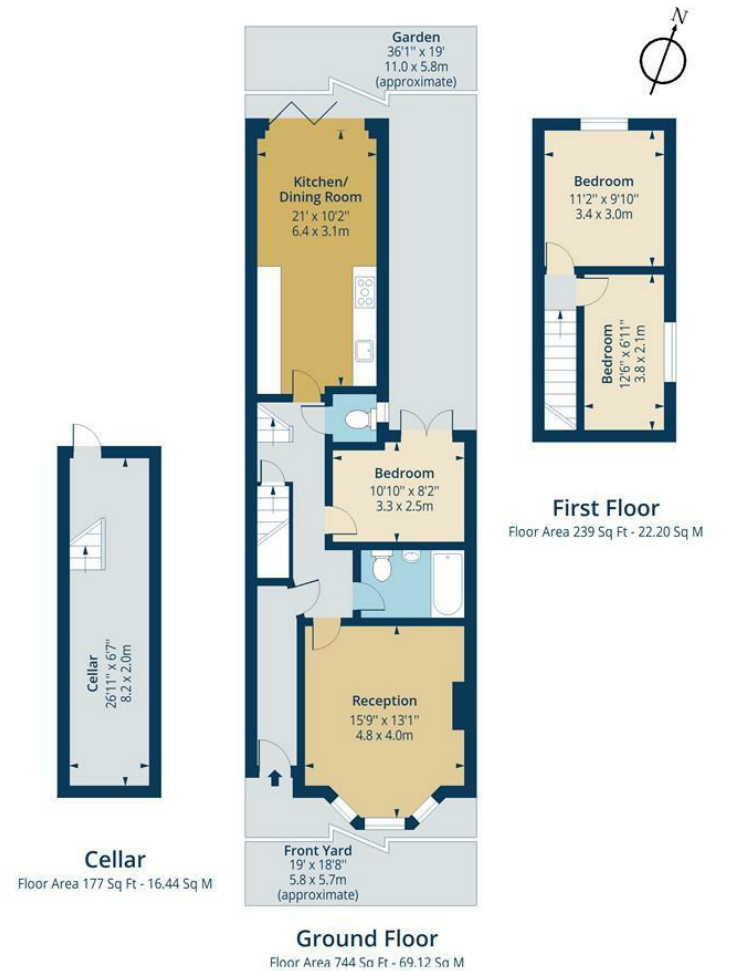


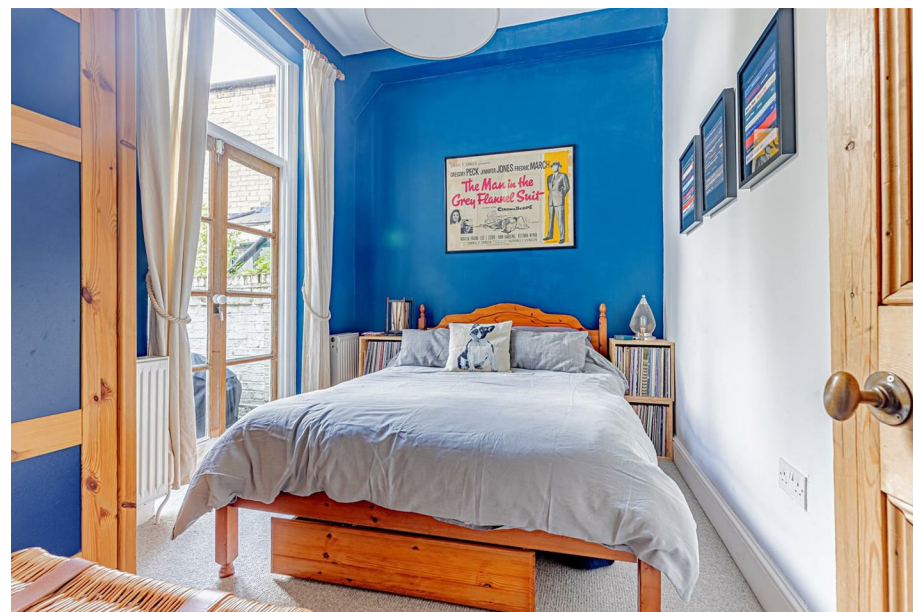
Evering Road, N16

Approx. Gross Internal Area 1160 Sq Ft - 107.76 Sq M (Including Cellar)
Approx. Gross Internal Area 983 Sq Ft - 91.32 Sq M (Excluding Cellar)



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
Date: 18/3/2024
lpaplus.com

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



£950,000 Leasehold - Share of Freehold

Spread across the ground and first floors of a handsome Victorian mid-terraced home, this charming three bedroom conversion comes complete with a share of freehold, a private landscaped rear garden.

Spanning over 1,150 sq. ft. (including cellar) and boasting a wealth of original character, this ideal family home comprises; three ample sized bedrooms, a neatly tiled and well appointed family bathroom suite, a spacious fitted kitchen/diner, and a beautiful reception room with wooden floorboards, high ceilings and a period fireplace. Bi folding doors that leads onto a large leafy rear garden, both of which make perfect sun-traps in the warmer months.

The property is close to the vast array of boutique shops, coffee shops, pubs and restaurants along vibrant Stoke Newington Church Street and local shops, cafes and restaurants on Stoke Newington High Street. Trendy Dalston is a short bus ride or brisk walk away.

For families, Stoke Newington offers a vast range of outstanding and good primary, secondary schools and nurseries. For recreation, the Shakespeare walk adventure playground at Butterfield Green is close by; Clissold Park with its playground, tennis courts, paddling pool, Skate Park, animal enclosures and Clissold House is a short walk away and the Clissold Leisure Centre, Hackney Downs and the Abney Park conservation area are also nearby.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

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48 Stoke Newington Church Street
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Tel 020 7249 1000
Fax 020 7249 2000

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