

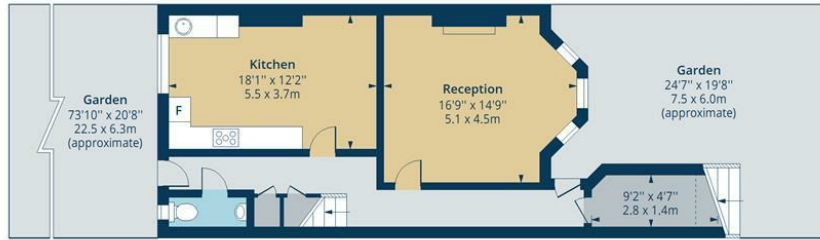
Evering Road, N16
Approx. Gross Internal Area 2597 Sq Ft - 241.26 Sq M



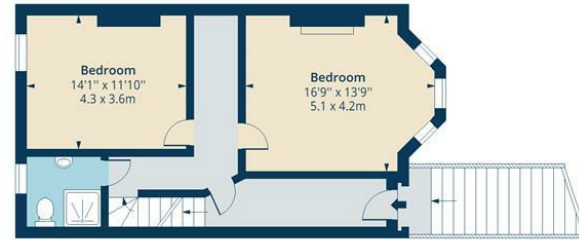
First Floor
Floor Area 632 Sq Ft - 58.71 Sq M



Second Floor
Floor Area 632 Sq Ft - 58.71 Sq M



Lower Ground Floor
Floor Area 701 Sq Ft - 65.12 Sq M



Raised Ground Floor
Floor Area 632 Sq Ft - 58.71 Sq M



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.

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Date: 11/9/2024

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.



£2,000,000 Freehold

Step into this substantial and grand Victorian residence, offering an impressive 2,597 square feet of living space spread over four storeys. Boasting 6/7 bedrooms, this charming period home is rich in original features and brimming with potential, making it the perfect canvas for a growing family or those seeking a property with further development opportunities.

This beautiful home features generously proportioned reception rooms, high ceilings, and large sash windows that flood the interiors with natural light, highlighting the original fireplaces, ornate cornicing, and elegant ceiling rose.

With 6/7 bedrooms, there is ample space for family, guests, or home office needs. The layout also lends itself perfectly to customisation, allowing the lower ground floor to be easily converted into a separate granny annex or self-contained flat.

The property also benefits from a large south-facing garden, perfect for outdoor entertaining, gardening enthusiasts, or simply basking in the sun. The outdoor space offers a tranquil retreat from city life and plenty of room for further extension, subject to planning permissions.

Evering Road is a quiet residential street only being moments away from the wide range of bars, restaurants and coffee houses of Stoke Newington Church Street & High Street as well as only being a short



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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- SOUTH FACING GARDEN
- EXCELLENT LOCATION
- ORIGINAL FEATURES
- CLOSE TO TRANSPORT

