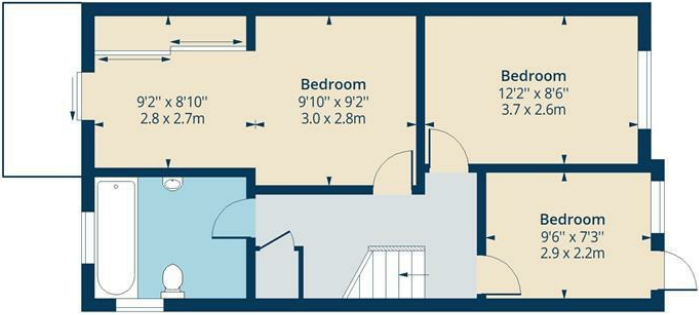


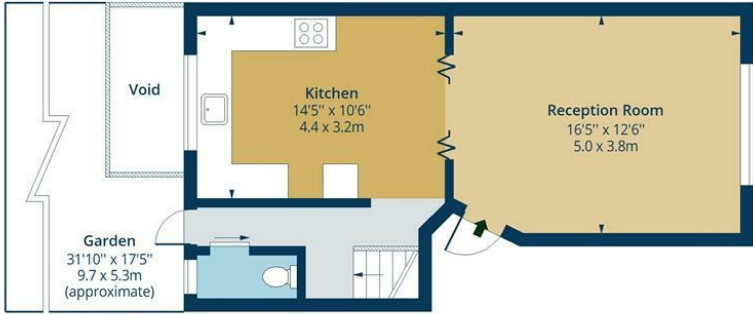
Nevill Road,  
Approx. Gross Internal Area 934 Sq Ft - 86.77 Sq M



Nevill Road, N16



Lower Ground Floor  
Floor Area 506 Sq Ft - 47.01 Sq M



Ground Floor  
Floor Area 428 Sq Ft - 39.76 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.  
lpaplus.com Date: 01/12/2022

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.



£825,000 Leasehold - Share of Freehold

A well-presented three-bedroom split-level maisonette offers a fantastic living space, with the added benefit of sole use of a west-facing garden, perfect for enjoying the afternoon and evening sunshine. The rooms are generously proportioned, providing a bright and airy atmosphere throughout.

The property is offered for sale with a share of the freehold and no onward chain, making it an ideal choice for buyers looking for a straightforward move. Additionally, the maisonette features a second wet room, providing extra convenience and versatility for modern family living.

Set over two floors, this home offers a great balance of private and social spaces, making it perfect for both family life and entertaining. The west-facing garden further enhances the property, providing an outdoor retreat. With excellent potential and a prime location, this maisonette is not to be missed.

Nevill Road is in a fantastic neighbourhood with a thriving sense of community and is also well positioned close to outstanding local schools. The mix of independent shops, bars and restaurants along Church Street is within easy reach, and the award-winning Clissold Park is only a short walk away. Connections into the City and Central London are swift and simple, with the many bus links that run along Albion Road servicing North, East and West London. Rectory Road station (Overground) is only a short distance away, offering direct links into London Liverpool Street station.



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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- PRIVATE GARDEN
- SPLIT LEVEL
- NO ONWARD CHAIN
- CLOSE TO CLISSOLD PARK

- THREE BEDROOMS
- SHARE OF FREEHOLD
- CLOSE TO OUSTANDING SCHOOLS
- 934 SQFT

