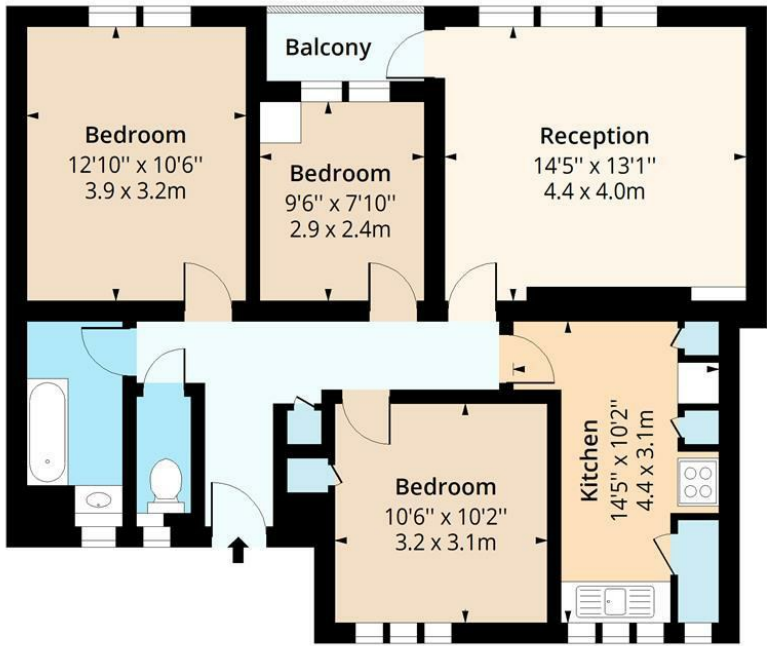


Evering Road, E5
Approx. Gross Internal Area 856 Sq Ft - 79.52 Sq M
Approx. Gross Balcony Area 25 Sq Ft - 2.32 Sq M



First Floor

Floor Area 856 Sq Ft - 79.52 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: 22/3/2025

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.



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.



Evering Road, E5



£500,000 Leasehold

A bright and airy three bedroom flat offering well-presented accommodation spanning 856 square feet. Situated on the first floor of a post-war, purpose-built block, the property enjoys a prime location on a charming tree-lined road, within walking distance of two Overground stations and a diverse selection of local shops, bars, and restaurants.

The flat comprises three bedrooms, a bathroom, and a separate WC. The spacious reception room benefits from ample natural light and opens onto a south-facing balcony, while the well-fitted kitchen provides both functionality and modern convenience

Evering road is located close to Clapton Overground Station giving you direct access into Liverpool Street for easy connections anywhere in London. Alternatively, Rectory Road Overground Station is just under half a mile away. Many shops, cafés and pubs are within walking distance including the well known gastro pub, The Crooked Billet. Millfields Park, the River Lea and Hackney Marshes are nearby providing many opportunities for outdoor recreation.

oakwoodestateagents.com

48 Stoke Newington Church Street
London N16 0NB
Company No. 2995463, Oakwood Estate Agents Limited T/A Oakwood

Tel 020 7249 1000
Fax 020 7249 2000
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