

Julian  
Reid



**15 Lavers Road, London, N16 0DU**

Located on this very popular road just south of Stoke Newington Church Street, this three bedroom, mid terraced house requires updating and refurbishment. With south facing garden this presents an opportunity to create a wonderful family home.

[julianreid.co.uk](http://julianreid.co.uk)

**Guide Price £1,000,000**  
**Freehold**

- In need of updating and redecoration
- Council Tax Band: E
- EPC Rating: TBC
- 3 bedrooms
- South facing garden

Located on this very popular road just south of Stoke Newington Church Street, this three bedroom, mid terraced house requires updating and refurbishment. With south facing garden this presents an opportunity to create a wonderful family home within excellent school catchment area and just a stone's throw from the vibrant selection of local shops, bars and restaurants on both Stoke Newington Church Street and High Street. There are regular bus services to both the City and West End and Stoke Newington overground station provides a regular train service into Liverpool Street.



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## Lavers Road, N16

Approximate Gross Internal Area

Cellar = 76 sq ft / 7.06 sq m  
 Ground Floor = 677 sq ft / 62.89 sq m  
 First Floor = 574 sq ft / 53.32 sq m  
 Total = 1327 sq ft / 123.28 sq m



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 For Illustration Purposes Only - Not To Scale  
 Floor plan For Julian Reid



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: 7/9/2023

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