

Julian Reid



Flat 3, 136 Nevill Road, London, N16 0SX

A super, split level upper maisonette with beautifully presented space and excellent natural light located on a popular road just south of Stoke Newington Church Street

julianreid.co.uk

Offers In Excess Of £775,000
Share of Freehold

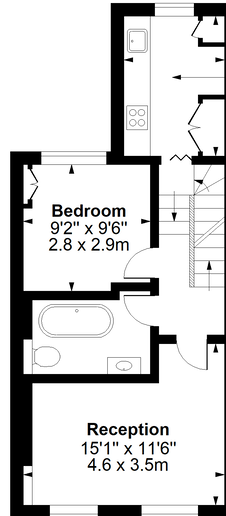
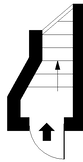
- **3 Bedrooms**
- **Council Tax Band: B**
- **EPC Rating: C**
- **2 Bathrooms**
- **Wonderfully light**

Arranged on the upper floors of this attractive late Victorian terraced house, a beautifully extended, split level maisonette with immaculately presented space full of light and character. The accommodation boasts bespoke fittings and solid wooden floors and is just in excess of 800 square feet. Three bedrooms (two doubles and a single), two beautifully appointed bathrooms (one en-suite), west facing reception room and a super and well equipped kitchen. The property is located at the northern end of this popular residential road just moments from Stoke Newington Church Street and therefore extremely convenient for the vibrant selection of local shops, bars and restaurants. Regular bus services connect to both the City and West End and Stoke Newington overground station offers a regular service into Liverpool Street.



Nevill Road, N16

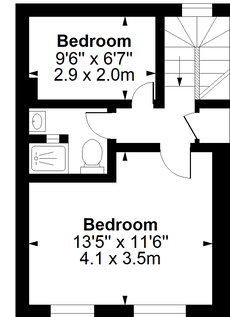
Approx. Gross Internal Area 810 Sq Ft - 75.25 Sq M



Kitchen
10'6" x 7'7"
3.2 x 2.3m

Bedroom
9'2" x 9'6"
2.8 x 2.9m

Reception
15'1" x 11'6"
4.6 x 3.5m



Bedroom
9'6" x 6'7"
2.9 x 2.0m

Bedroom
13'5" x 11'6"
4.1 x 3.5m

Ground Floor
Entrance
Floor Area 22 Sq Ft - 2.04 Sq M

First Floor
Floor Area 477 Sq Ft - 44.31 Sq M

Second Floor
Floor Area 311 Sq Ft - 28.89 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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