



Julian Reid

97 Bouverie Road, London, N16 0AD

A charming, three bedroom, late Victorian terraced house located on this very popular road directly off Stoke Newington Church Street with 50' west facing garden

julianreid.co.uk

Guide Price £1,300,000
Freehold

- **3 Bedrooms**
- **Council Tax Band: E**
- **EPC Rating: D**
- **Possibility of extension**
- **50' West facing garden**

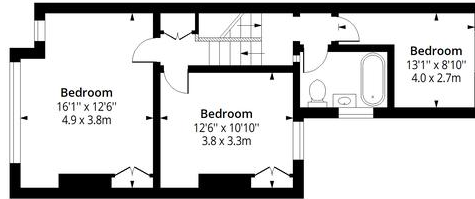
A charming, late Victorian terraced house with well proportioned accommodation just short of 1200 square feet arranged over two floors. Bright, airy space retains much character and offers the possibility, subject to usual planning applications, to create a super family home, on a much admired road with 50 ' west facing garden. There are currently three bedrooms on the upper floors with a large, through reception room and well fitted kitchen/diner below. There is access from both rooms on the ground floor to the garden and a handy storage cellar under the entrance hall. Bouverie Road runs north directly off Stoke Newington Church Street and therefore within easy access of local school, the vibrant selection of local shops, bars and restaurants together with regular bus and overground rail services.



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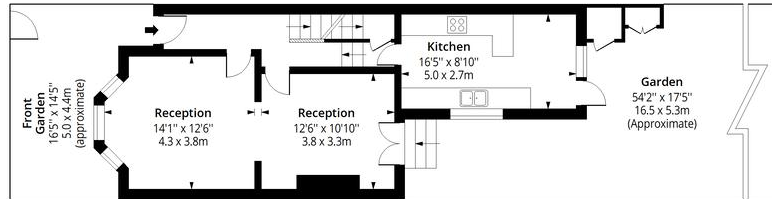
Bouverie Road, N16

Approx. Gross Internal Area 1197 Sq Ft - 111.20 Sq M



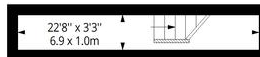
First Floor

Floor Area 561 Sq Ft - 52.12 Sq M



Ground Floor

Floor Area 562 Sq Ft - 52.21 Sq M



Basement

Floor Area 74 Sq Ft - 6.87 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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