



Julian Reid

188a Evering Road, London, E5 8AJ

Beautifully proportioned, split level maisonette offering super space on a tree lined residential location with sole use of a peaceful south facing garden.

julianreid.co.uk

Guide Price £950,000
Share of Freehold

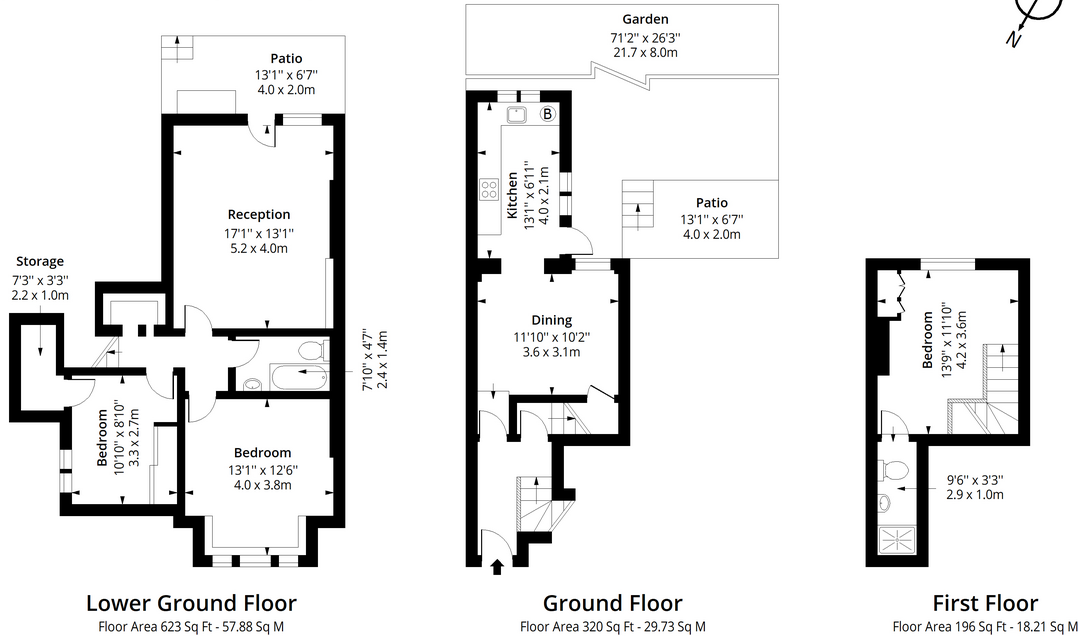
- **3 Bedrooms one en-suite**
- **Council Tax Band: D**
- **EPC Rating: C**
- **2 Reception rooms**
- **Large south facing garden**

A beautifully proportioned split level maisonette arranged over the ground and garden floors of this imposing, converted late Victorian villa boasting 1139 square feet of charming space. Completely self contained with much character and sole use of a beautiful and very peaceful south facing rear garden with established fruit trees, shrubs and wisteria which secludes a small sunken patio ideal for al-fresco summer dining. There are three bedrooms, two bathrooms, Reception room, dining room and well fitted kitchen. Excellent storage and off street parking to the front. Evering Road is a wide but quiet residential road midway between Stoke Newington and Clapton. There are various bus routes and three overground rail stations within walking distance together with a vibrant selection of shops, bars and restaurants on both Stoke Newington Church Street and lower Clapton. Sold Chain Free with Share of Freehold, £1280 per annum which covers buildings insurance and annual gutter clean. Peppercorn Ground Rent



Evering Road E5

Approx. Gross Internal Area 1139 Sq Ft - 105.81 Sq M
Approx. Gross Patio Area 187 Sq Ft - 17.37 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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