



## EVERING ROAD, STOKE NEWINGTON, N16

### 3 BED MAISONETTE

£3,300 PCM

A Hemmingfords Collection: A well proportioned & beautifully finished throughout, three double bedroom split level maisonette. Spread across the ground and lower ground floors the property comprises of three double bedrooms, two three piece bathrooms, a private patio, generous open plan reception/kitchen with a full size fridge/freezer. The basement bedroom also offers a separate walk in wardrobe space.

Evering Road is well placed for quick trips into the City and Central London, with the many bus links that run along Stoke Newington High Street being within easy reach and Stoke Newington & Rectory Road Overground station being moments away with a direct link to London Liverpool Street. Church Street is a stones throw away offering an eclectic mix of cafes, pubs, restaurants and boutiques with Dalston also being just a short stroll away.

# Hemmingfords

**Evering Road, N16**

**Approximate Gross Internal Area = 84.47 sq m / 909.23 sq ft**

**Estimated Area with Height Restrictions:**  
0.75 m<sup>2</sup> / 8.07 ft<sup>2</sup>



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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