



Julian Reid

11 Evering Road, London, N16 7PX

Extremely well proportioned late Victorian terraced house situated opposite St Paul's Churchyard, with Saturday Farmer's market offering super family space

julianreid.co.uk

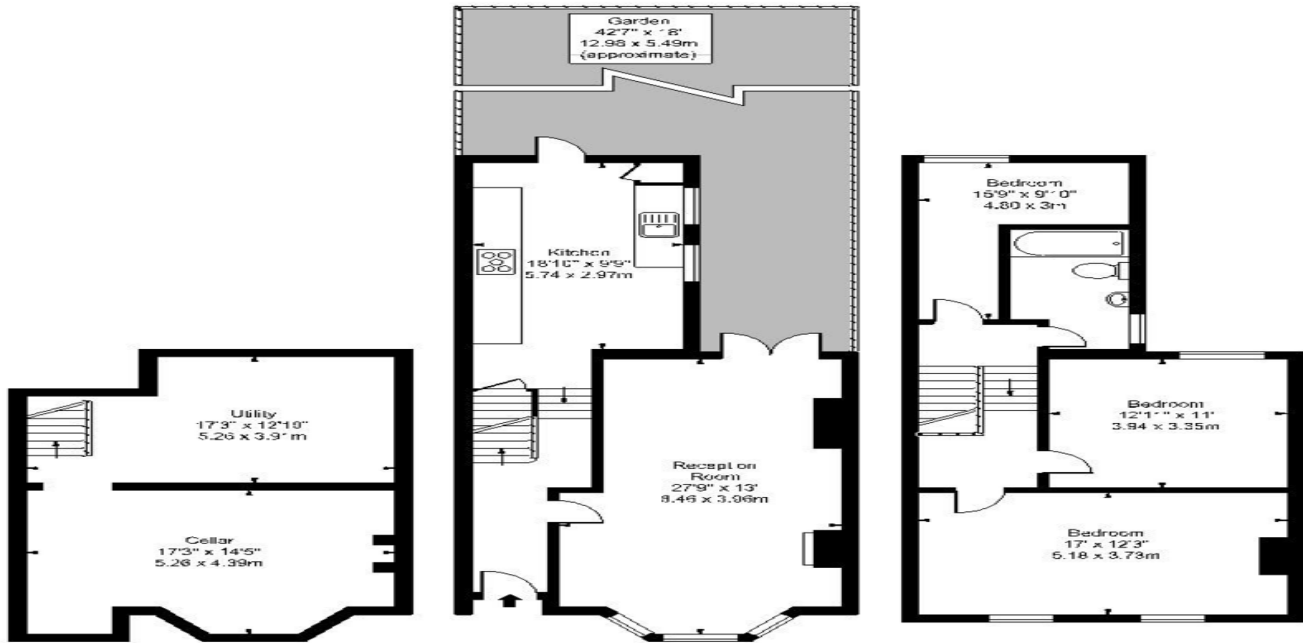
Guide Price £1,275,000
Freehold

- **3 Bedrooms**
- **Council Tax Band: E**
- **EPC Rating: E**
- **Large Reception room**
- **Excellent location**

Beautifully proportioned, late Victorian terraced house on a convenient location accessible to shops, overground and bus services and opposite St Paul's Churchyard which hosts Stoke Newington's Saturday Farmer's Market. Accommodation full of period charm and character of three bedrooms and family bathroom on the first floor and a large, through reception room and kitchen/dining room below. French doors open from the kitchen on to a good sized rear garden with mature plum and cherry trees and cloakroom on the ground floor. There is a huge basement under most of the accommodation excellent for storage or further accommodation subject to usual planning rules. Regular bus routes into central London and Rectory Road overground station (Liverpool Street 12 minutes) together with the area's vibrant selection of shops, bars and restaurants are all close by.



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CELLAR
433 Sq Feet
(40.23 Sq Meters)

GROUND FLOOR
629 Sq Feet
(58.43 Sq Meters)

FIRST FLOOR
630 Sq Feet
(58.53 Sq Meters)

EVERING ROAD, N16		
APPROX. GROSS INTERNAL AREA : 1629 SQ FEET (157.19 SQ METERS)		

For Illustration Purposes Only - Not To Scale
 Only Particulars
 To Be Relied Upon

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