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Evering Road, London, N16

Asking Price £875,000

Property Images

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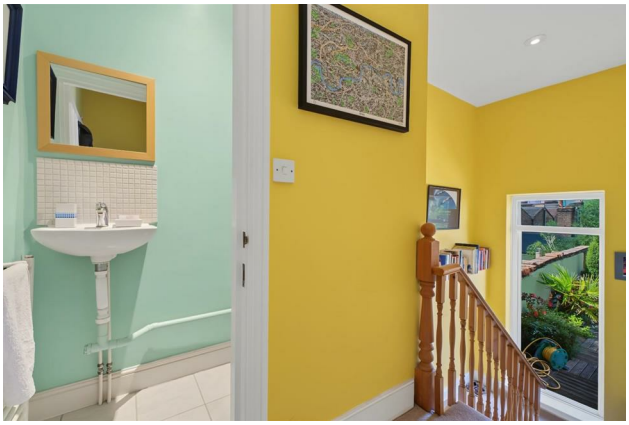

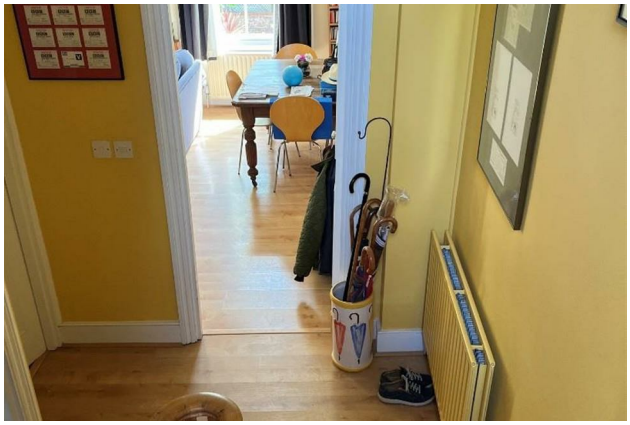

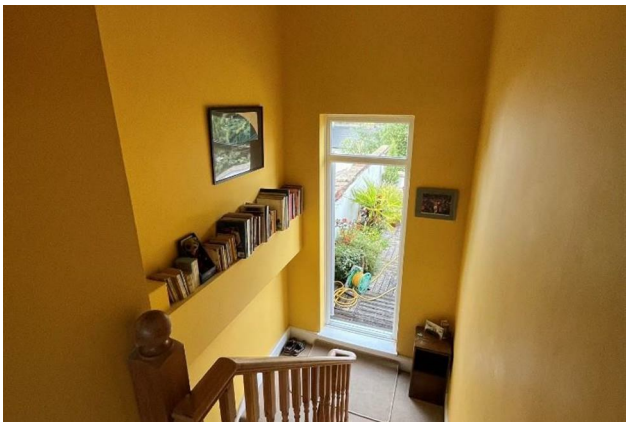

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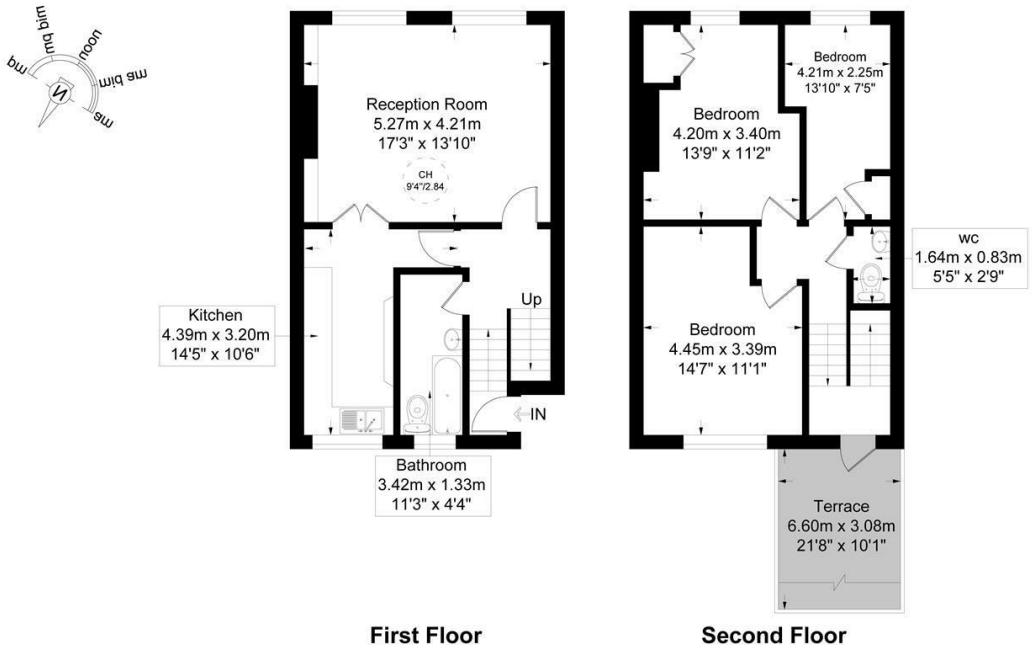
Floorplan

Evering Road, N16 **Approximate Gross Internal Area** = 981 sq ft / 91.1 sq m



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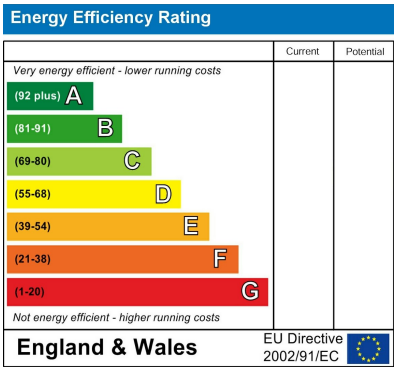
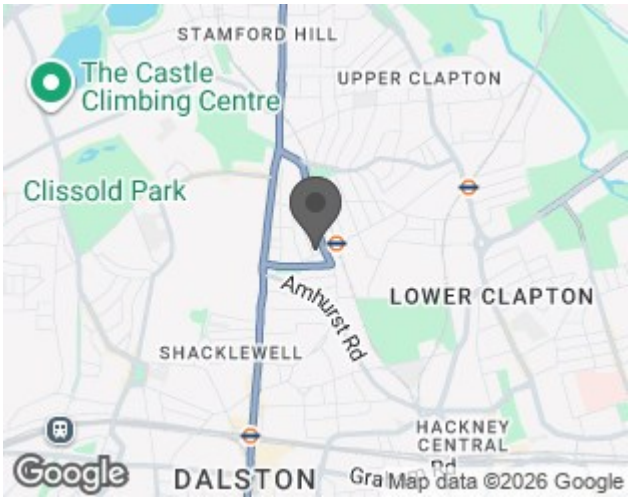
This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

EPC



Map



Details

Type: Flat - Conversion Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

Summary

Available to view by appointment only, this spacious three-bedroom split-level period conversion is arranged across the first and second floors of an attractive Victorian property, offering approximately 981 sq ft (91.1 sq m) of well-proportioned accommodation, together with a substantial private terrace, a share of the freehold and approximately 969 years remaining on the lease.

The first floor features an impressive reception room measuring over 17 ft, with high ceilings, two large sash windows providing excellent natural light, wood flooring, cornicing, a period fireplace and fitted shelving and storage. A separate fitted kitchen provides a good range of units and worktop space, while the family bathroom is also located on this level.

The upper floor provides three bedrooms, including two generous doubles, with the third offering flexibility as a bedroom, home office or guest room. There is also a separate WC.

A particular highlight is the substantial private terrace, measuring approximately 21'8" x 10'1", providing an excellent space for outdoor dining, entertaining and relaxing, together with the practical benefit of an outside tap.

Further benefits include a recently installed Vaillant boiler and potential to extend into the loft, subject to all necessary consents and permissions.

Evering Road is well positioned for the independent shops, cafés, restaurants and amenities of Stoke Newington High Street and Church Street. Rectory Road Overground station (Zone 2) is approximately 0.1 miles away, providing convenient connections to Liverpool Street and Seven Sisters, with numerous bus routes also serving Dalston, the City and surrounding areas.

This is a generously proportioned period home combining three genuine bedrooms, substantial private outside space, excellent transport connections and plenty of period character in the heart of N16.

Features

• Three-bedroom split-level period conversion • Approximately 981 sq ft / 91.1 sq m • Substantial private terrace measuring approximately 21'8" x 10'1" • Impressive 17 ft reception room with period fireplace and cornicing • Share of freehold – approximately 969 years remaining on the lease • Potential to extend into the loft, subject to all necessary consents and permissions • Recently installed Vaillant boiler • Family bathroom plus separate WC • Rectory Road Overground (Zone 2) approximately 0.1 miles away • Excellent location for Stoke Newington High Street and Church Street