



An attractive, recently decorated three-bedroom period maisonette. The property includes three double bedrooms, a new fitted kitchen open to the reception with wood-effect floors, a family bathroom, access to a shared rear garden and sash windows that fill the property with natural light. Situated in the vibrant Stoke Newington neighbourhood, Kyverdale Road is surrounded by many amenities. Just 0.4 miles away from the property sits the popular Stoke Newington Church Street, with its mix of independent shops, cafes and restaurants. The nearest station is Stoke Newington Overground (0.3 miles away), offering quick access to Liverpool Street and Central London. **MAXIMUM THREE ADULTS**

Kyverdale Road, Stoke Newington, London, N16 7AB

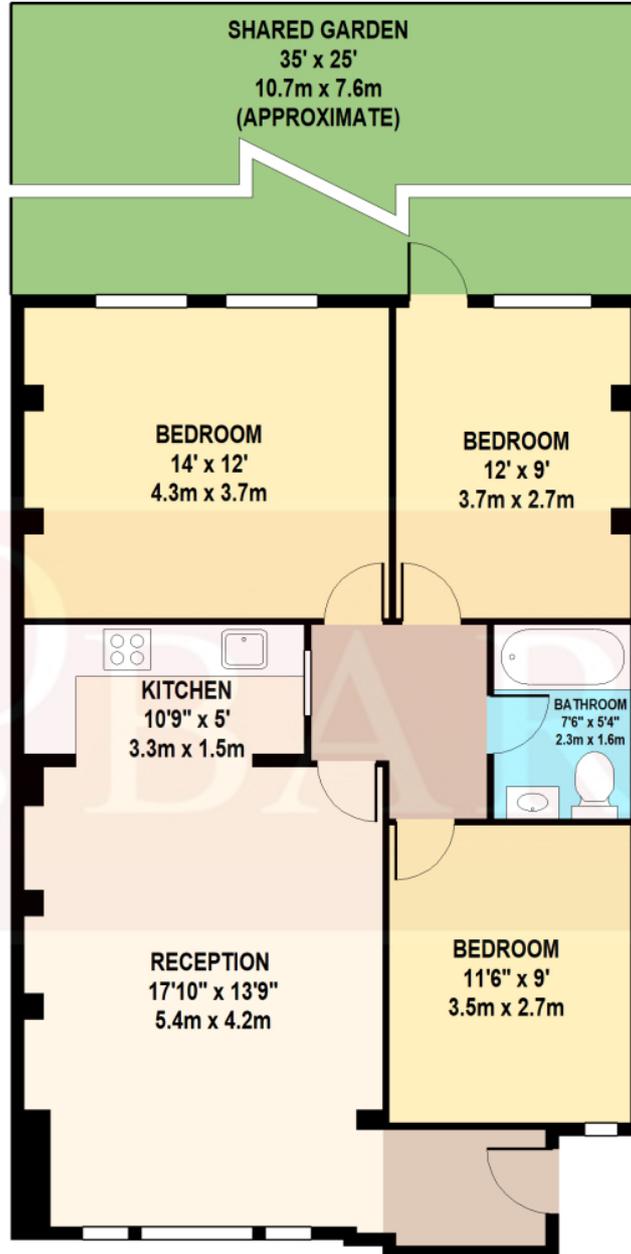
£2,900 pcm

HOBARTS ESTATE AGENTS - LONDON (North)
8 CRESCENT ROAD
Alexandra Park
LONDON N22 7RS

rent@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333



- 3 Double Bedroom
- Maisonette
- Newly Decorated
- Close to Transport/Shops/Amenities
- 10 Minutes Into The City
- Maximum 3 Adults
- Shared Garden
- Wood-Effect Flooring
- Modern White Bath/Shower Room /WC
- AVAILABLE NOW
- Sharers Considered
- Spacious Reception Room



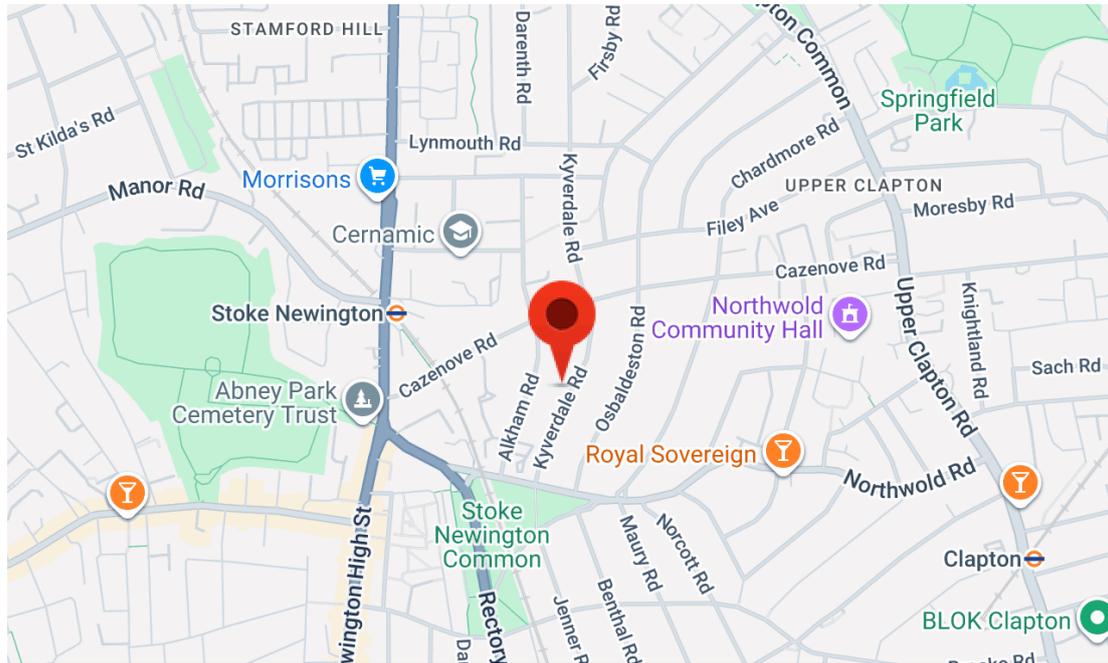
LOWER GROUND FLOOR

KYVERDALE ROAD
TOTAL APPROX. FLOOR AREA 817 SQ.FT. (75.90 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 25a Kyverdale Road, N16

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
 0208 348 3333

Contact:

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 Park, LONDON N22 7RS

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These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.