



Evering Road, London, N16

Price £275,000



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DESCRIPTION

*** £250 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER.

*** This chain-free one-bedroom flat is set on the first floor of a Victorian conversion on Evering Road, a popular tree-lined street in the heart of Stoke Newington. Offering scope for full refurbishment, the property presents a fantastic opportunity to modernise and add value in a well-connected North London location.

The accommodation comprises a bright reception room, separate kitchen, double bedroom, and bathroom. Period features such as sash windows and high ceilings remain, with excellent natural light throughout. While the flat requires updating, it offers a blank canvas for buyers to create a home or investment to their own taste.

Evering Road is ideally located for Rectory Road and Clapton Overground stations, providing quick links into the City and beyond. Stoke Newington Church Street, Hackney Downs, and an array of local cafés, shops and green spaces are all within easy reach.

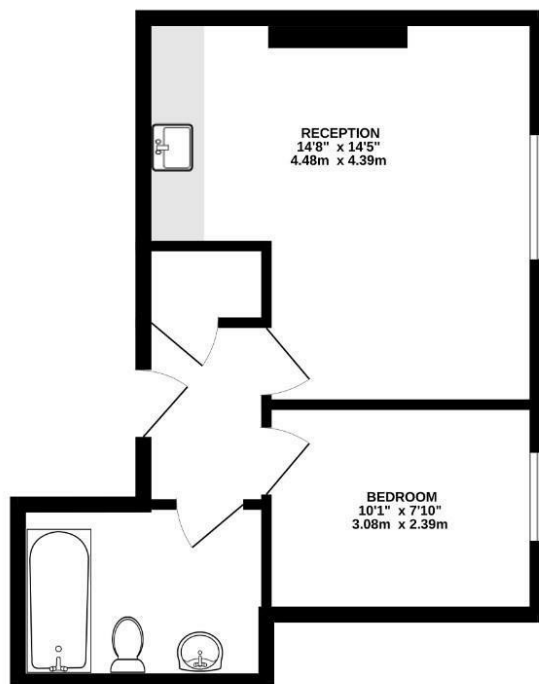
Perfect for cash buyers, investors or those seeking a renovation project, this is a rare opportunity to secure a well-proportioned flat in one of Stoke Newington's most desirable residential areas — offered with no onward chain.

A new lease of 125 years will be granted upon completion.





FIRST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 365 sq.ft. (33.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 02025



Viewings

Please contact hunters.stokenewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

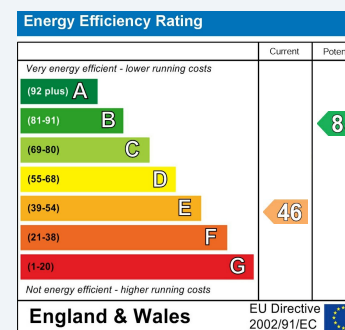
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

