



## Bouverie Road, London, N16

- Chain free
- One bedroom
- Patio garden
- Excellent condition throughout
- Close to Clissold Park
- Period conversion
- Share of freehold
- Communal garden
- Close to Church Street
- Close to transport links

**Offers In Excess Of £500,000**

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## Bouverie Road, London, N16



Offered to market chain free and set within a stunning period building in central Stoke Newington, this fantastic one bedroom garden flat offers 710 sq. ft. (66 sqm.) of accommodation and a private patio garden, leading to a communal west facing garden.

Rarely available on the open market, this wonderful period conversion comprises, large reception room to the front with hardwood flooring and period features, separate kitchen with direct access to the private garden, spacious bedroom, bathroom, ample storage and a private patio garden, leading to a communal west facing garden.

Bouverie Road is a quiet, tree-lined street, just moments away from the vibrant bars, restaurants, and coffee shops of Stoke Newington Church Street, as well as the stunning Clissold Park. Excellent transport links are nearby, including Stoke Newington Station (Overground) and a variety of bus routes connecting you to The City and West End.



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The floor plan shows a property with a large garden at the top. Below the garden is a reception area, a bedroom, and a front area. The garden is 44'8" x 24'2" (13.61m x 7.37m). The reception area is 19'1" x 12'10" (5.82m x 3.91m). The bedroom is 15'8" x 12'3" (4.79m x 3.73m). The front area is 19'1" x 9'6" (5.82m x 2.89m). There is also a kitchen area (10'0" x 11'0" / 3.05m x 3.35m) and a bathroom (5'0" x 6'0" / 1.52m x 1.83m) located between the garden and the reception area. A staircase is located in the front area.

**GARDEN**  
44'8" x 24'2"  
13.61m x 7.37m

**RECEPTION**  
19'1" x 12'10"  
5.82m x 3.91m

**BEDROOM**  
15'8" x 12'3"  
4.79m x 3.73m

**FRONT**  
19'1" x 9'6"  
5.82m x 2.89m

**KITCHEN**  
10'0" x 11'0"  
3.05m x 3.35m

**BATHROOM**  
5'0" x 6'0"  
1.52m x 1.83m

**STAIRS**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		73	79
<p><i>Not energy efficient - higher running costs</i></p>			

**England & Wales**

EU Directive  
2002/91/EC

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.