



Evering Road, London, N16

- Chain free
- Split level
- Close to transport links
- Two bedrooms
- Separate kitchen
- Close to local amenities

Offers In Excess Of £425,000



Tenure: Leasehold

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Evering Road, London, N16

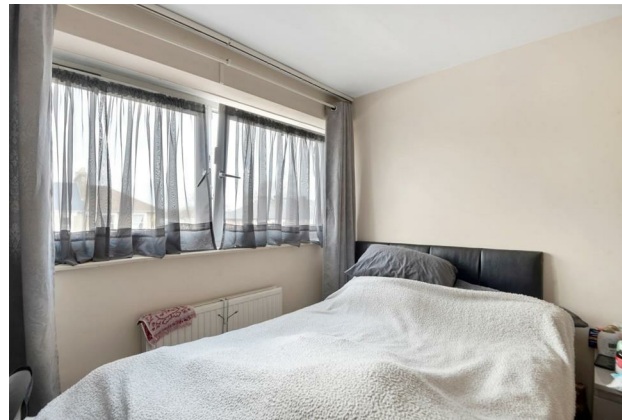
DESCRIPTION

Offered to the market chain free and situated on a quiet residential street, this two bedroom purpose built, split level apartment boasts over 730 sq. ft. (68 sqm.) of accommodation.

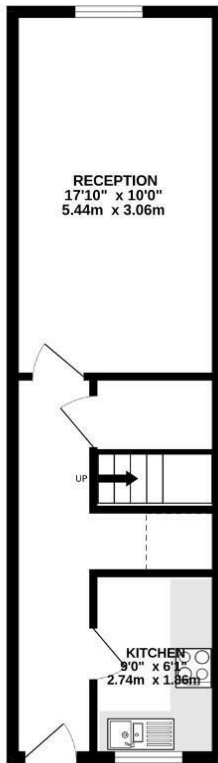
Available to view by appointment only, the property requires some updating and comprises, separate kitchen, reception room, master bedroom, double guest bedroom, bathroom, separate W.C. and ample storage.

Heatherley Court is situated on Evering Road, located only moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street & High Street and a short walk from the wide open spaces of Hackney Downs Park.

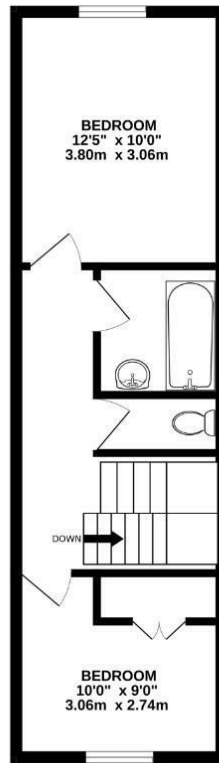
Transport links include, Rectory Road Station (Overground), Clapton Station (Overground) and a variety of bus routes into The City and West End.



FIRST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



SECOND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.

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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Viewing

Please contact our Hunters Stoke Newington Office on 020 7249 7499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16

OUL

Tel: 020 7249 7499 Email:

<https://www.hunters.c>



Council Tax: B

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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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

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