







### 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



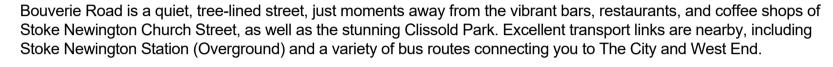
### Offers In Excess Of £475,000

#### **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.













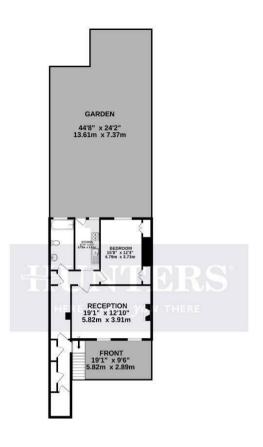


## **Bouverie Road, London, N16**









TOTAL FLOOR AREA: 710 sq.ft. (66.0 sq.m.) approx.

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#### Viewings

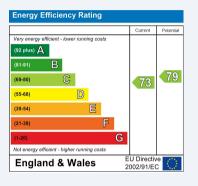
Please contact hunters.stokenewington@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

#### **Valuations**

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

# 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.



