



**Evering Road, , London, N16 7PR**

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**Offers In Excess Of £1,450,000**

# Evering Road, , London, N16 7PR

## DESCRIPTION

\*\*\* £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. \*\*\*

Available chain free, and requiring full modernisation this period freehold house is located on a quiet residential street in Stoke Newington and 2,100 sq. ft. (195 sqm.) of internal accommodation with a garden extending to 35 feet in length and has planning permission granted for "Excavation of basement and creation of front and rear light wells and associated stairs and railings; erection of single storey rear extension at ground floor level; erection of rear dormer roof extension and insertion of two roof-lights in front roof slope; provision of refuse storage in front garden. Conversion of extended property into four self-contained residential units (2x1 bed, 1x2 bed and 1x3 bed)"

Available to view by appointment only, the property is set over three levels and offers a fantastic opportunity to acquire this family home. The property requires full updating and comprises, double reception room into bay window, kitchen to the rear with access to the garden and the basement.

The first floor has master bedroom spanning the width of the house, second bedroom, a utility room and bathroom, the second floor has two further bedrooms and access to a loft space.

Evering Road is a quiet residential street only being moments away from the wide range of bars, restaurants and coffee houses of Stoke Newington Church Street & High Street as well as only being a short walk from the wide-open spaces of the stunning Clissold Park and Hackney Downs Park.

Transport links include Rectory Road Station (Overground), Clapton Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a wide variety of bus routes allowing easy access into The City and West End.







TOTAL FLOOR AREA : 2100sq.ft. (195.1 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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### Viewings

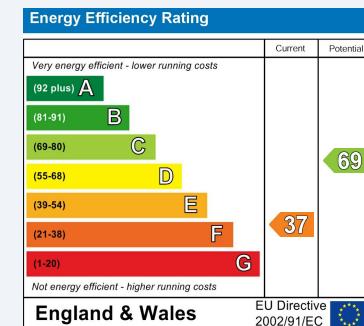
Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.