



Evering Road, London

Offers In Excess Of £700,000



Evering Road, London

DESCRIPTION

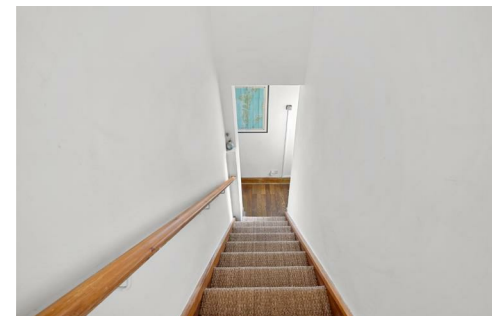
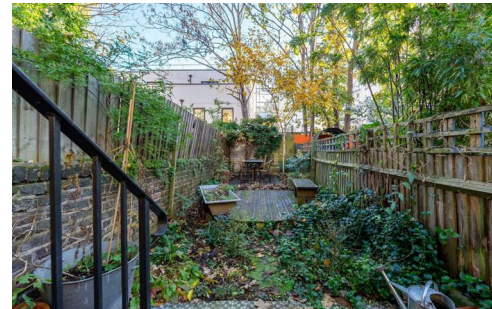
Ideally located between Stoke Newington and Clapton this charming two bedroom upper floor flat boasts over 850sq ft of accommodation, large kitchen dining space and private share of a sunny south facing garden.

Available to view by appointment only, the property comprises, reception room, large kitchen diner, master bedroom, double guest bedroom, modern bathroom and private south facing garden.

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.

- Two Bedrooms
- Period Conversion
- Private Garden
- Split Level
- Excellent Condition
- Close to Transport Links





FIRST FLOOR 853.10 sq. ft.
(79.26 sq. m.)



TOTAL FLOOR AREA: 853.10 sq. ft. (79.26 sq. m.) approx.

Whilst every effort 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 guidance purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made with floorplan 80019



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

0207 2497 499

185 - 187 Church Street, Stoke Newington,
London, N16 0UL

hunters.stokenewington@hunters.com