



LOVE LIVING  
HACKNEY



1 18 Evering Road, London, N16 7QJ

Offers in excess of £450,000



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# 1 18 Evering Road

London, N16 7QJ

- Share of freehold
- 550 Sqft of living accommodation
- Courtyard garden
- Moments from Rectory Road Station
- Gas central heating

## The Home -

Thoughtfully designed with a neutral colour palette, this two bedroom courtyard garden flat has been transformed into a homely space with a contemporary feel. The property comes with a secluded private courtyard garden, double glazed windows, tiled bathroom and open plan kitchen ideal for entertaining. Evering Road is perfectly located moments from Rectory Road overground station providing swift access into Liverpool Street and the City, plus only a short walk from Stoke Newington High Street.



## The Indoors

Entering the communal main front door you are greeted by an impressive entrance hall with high ceilings. The main door to the apartment has its own landing ideal for coat and shoe storage with stairs leading down to the main hallway with access to all of the rooms and storage. At the front of the plan you will find an open living space that has been thoughtfully designed to create a perfect space for living and entertaining. The kitchen has a mix of low and high level cabinetry complemented by white handleless doors and divides the room perfectly. The main bedroom is of good size and has double doors with access to the courtyard garden providing all important outside space. The second bedroom offers views over the courtyard and is ideal for a guest room/home office and the main bathroom has been finished with white ceramic tiles, W/C and over the bath Shower attachment.

## The Outdoors

Off the main bedroom there are double doors leading out onto the private courtyard garden. The space has been decoratively finished with artificial grass underfoot and white render surround providing the perfect spot to relax and chill.

## Loving The Location





Evering Road is conveniently positioned for all the amenities of Stoke Newington, Clapton and Dalston. The Jolly Butchers pub is at the end of Garnham Street and is something of a local institution, specialising in craft beer and excellent pub food. Church Street is a few minutes away and is home to a vast array of independent shops, cafes, restaurants and pubs, including The Spence Bakery, Whole Foods and The Good Egg. Esters, a favourite with locals, is an excellent neighbourhood café serving breakfast, lunch and coffee, while slightly further afield is Primeur; recently described as ‘the perfect neighbourhood restaurant’, it serves modern European cuisine and natural wine on Petherton Road.

For green open space, just a short walk away is Clissold Park, Springfield Park, Markfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest within 20-30 minutes.

For transport, Rectory Road station is minutes walk away and you can be in Liverpool Street in 15 minutes. There are also plenty of good bus connections nearby offering routes to the city and West End.





Floor Plans



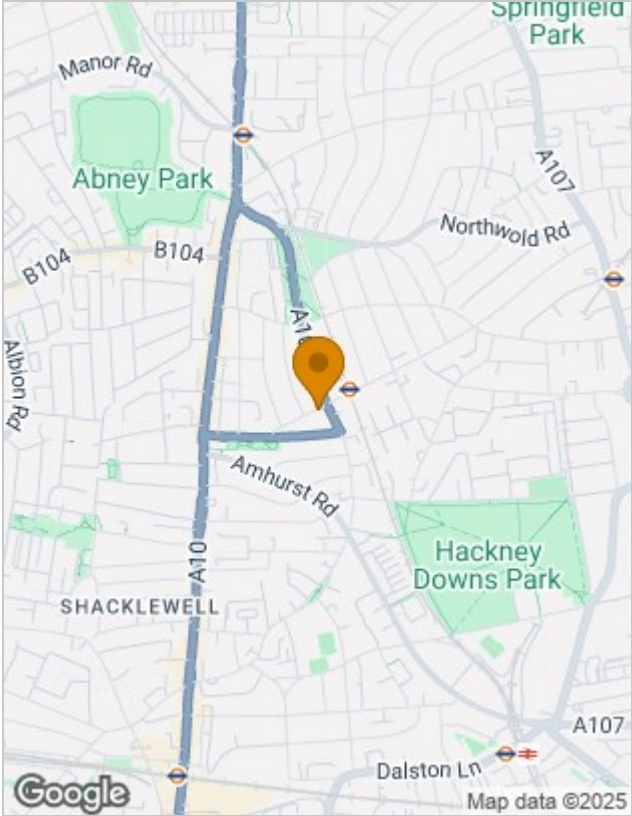
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

