



## Evering Road, N16

**£475,000** Leasehold

**2 Bedroom Flat**

559 sq ft (approx)

### Key Features

- Impressive High Ceilings
- Neutral Decor
- Huge Sash Windows
- Versatile Accommodation
- Sought After Location
- Close To Amenities

### Property Description

Occupying the top floor of this imposing four-storey Victorian house, is this bright Victorian conversion. Composed of a reception landing, two bedrooms, a modern bathroom, a fitted kitchen opening to the living/entertaining space. Envidable location with Rectory Road, Clapton and Dalston stations close by and a host of amenities on vibrant Stoke Newington

High Street, Church Street, Upper and Lower Clapton Roads being close at hand. An ideal first time purchase

Further Material Information available, please request from relevant branch.



## Floorplan

### EVERING ROAD N16

Approximate Gross Internal Area  
52.78 m<sup>2</sup> / 568.12 sq<sup>ft</sup>



## Council Tax Band: B

## Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Hackney Office

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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. In accordance with The Consumer Protection from Unfair Trading Regulations the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only.