



Evering Road Stoke Newington, London N16

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## Evering Road Stoke Newington London N16

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Spacious and exquisitely finished three bedroom maisonette conversion in a fantastic location close to local shops and excellent transport connections.

### DESCRIPTION

Arranged over four levels of an imposing Victorian terraced house this stunning architect-designed property mixes original period features with sublime contemporary craftsmanship to create a beautiful modern home right in the heart of Stoke Newington. With its own street entrance, and featuring cast-iron radiators throughout, the accommodation comprises on the first floor a stylish bathroom; and two double bedrooms, including a huge front master bedroom. A fabulous south-facing dual-aspect living and entertaining space occupies the second floor offering an impressive area for dining and reclining. The wonderful bespoke solid Oak kitchen boasts a breakfast bar, double Butler sink, free standing range cooker and integrated appliances. The top floor guest bedroom offers leafy garden views, an ensuite shower room and eaves storage. Church Street and the High Street's eclectic mix of independent shops, eateries and coffee bars are all within a short walk, and there are superb transport links to The City and West End with trains to Liverpool Street from nearby Rectory Road station (Overground). Chain Free.

Leasehold

Offers In Excess Of £800,000





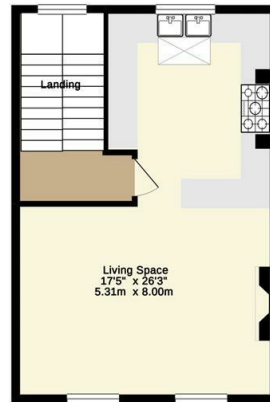


1st Floor 546 sq. ft.  
( 50.7 sq. m. )

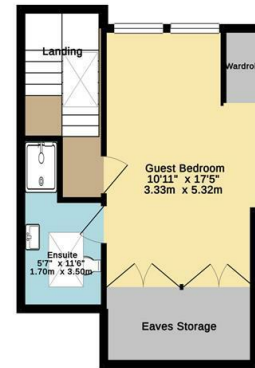
Ground Floor 74 sq. ft.  
( 6.9 sq. m. )



2nd Floor 458 sq. ft.  
( 42.5 sq. m. )



3rd Floor 352 sq. ft.  
( 32.7 sq. m. )



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TOTAL FLOOR AREA: 1430 sq. ft. ( 132.8 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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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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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