



Nevill Road Stoke Newington, London N16

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PROPERTY AGENTS

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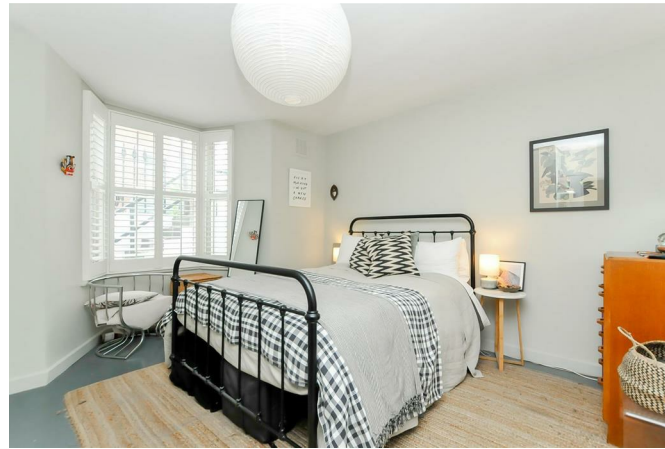
# Nevill Road

## Stoke Newington

### London N16

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Wonderfully characterful one bedroom garden flat situated close to all good local amenities.



## DESCRIPTION

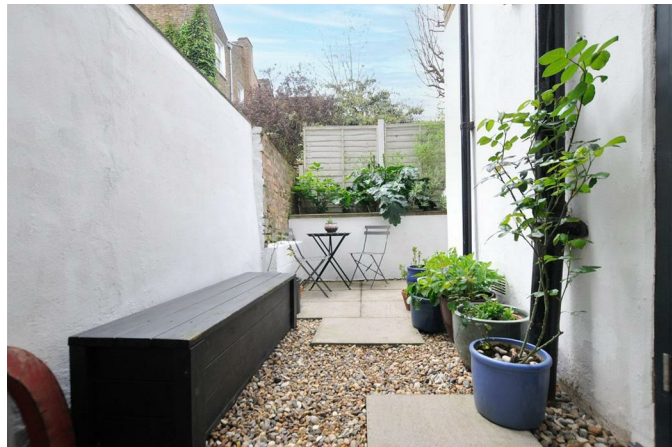
Boasting its own private entrance this delightfully contemporary residence is arranged over the lower ground floor of an attractive three storey terraced Victorian house. Light and spacious accommodation comprises a charming living room with French doors to the garden, opening through to a separate kitchen/diner; modern bathroom, and beautiful double bedroom with bay-window and built-in wardrobes. To the rear is a secluded patio garden with a westerly aspect.

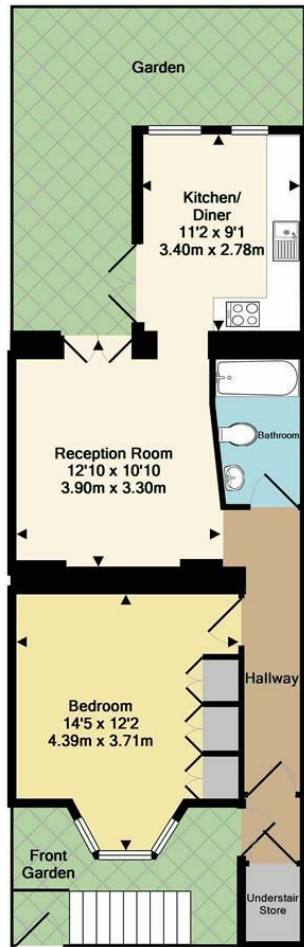
The property is located moments from Church Street and The High Street's array of eateries, coffee bars and independent shops. Excellent transport links to The City and West End provide numerous good bus routes and trains to Liverpool Street from nearby Rectory Road Overground Station.



Share of Freehold

**£487,950**





Total Approx. Floor Area 522 Sq.Ft. (48.5 Sq.M.)

Illustration for identification purposes. Not to scale. All measurements are approximate and for guidance only. © Next Move 2024  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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