



Bouverie Road Stoke Newington, London N16

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Bouverie Road

Stoke Newington

London N16

Beautiful top floor one bedroom period conversion in a fantastic location just off-Stoke Newington Church Street.



DESCRIPTION

Set on the second floor of an attractive four storey Victorian terraced house that has recently been repointed and in excellent condition, the accommodation comprises a bright and generous L-shaped living room with two recently fitted sash windows, chimney breast with fitted cupboards and shelving on either side, and stylish kitchen area with smart units and integrated appliances; modern shower room, and double bedroom with built-in wardrobe and leafy views over Abney Park. Additionally, in the loft there is plenty of storage space with easy access via a folding stair. Church Street's array of independent shops, eateries, pubs and coffee bars are just moments away as are the green open spaces of Clissold Park. There are excellent transport links to The City and West End with numerous good bus routes and trains to Liverpool Street from nearby Stoke Newington Station (Overground).

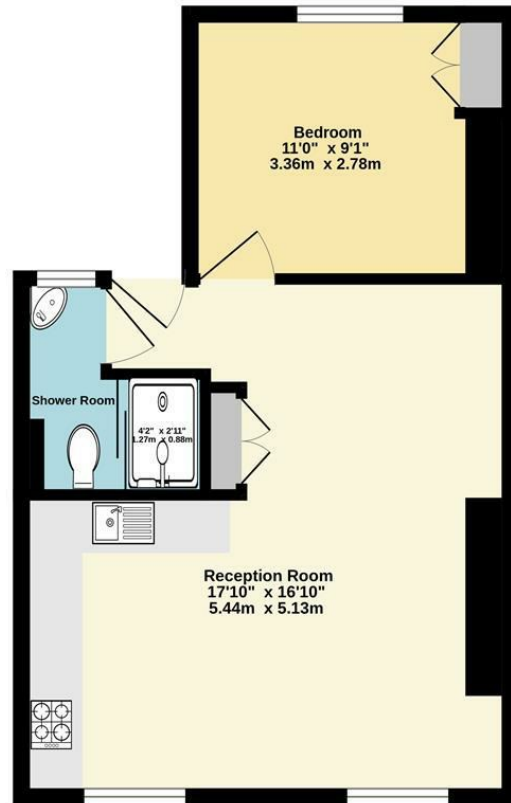


Share of Freehold

£425,000



Second Floor
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 380 sq.ft. (35.3 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		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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