



Bouverie Road Stoke Newington, London N16

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Bouverie Road

Stoke Newington

London N16

Stunning, charcterful one bedroom period conversion with shared garden, in a fantastic location just off-Stoke Newington Church Street.



DESCRIPTION

Set on the raised ground floor of a striking four storey Victorian terraced house, this charming property boasts period features and wonderful proportions with high ceilings, large windows with shutters, and stripped and varnished floorboards. The accommodation comprises entrance hall; generous open-plan living room with original marble fireplace, connecting doors and newly fitted modern kitchen area; stylish tiled bathroom; and beautiful double bedroom, also with original fireplace. The property further benefits from an under-stair storage cupboard which is located in the communal hallway. Outside, a well-planted shared garden features a sunny south-westerly aspect.

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

£485,000





Raised Ground Floor
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 412 sq.ft. (38.3 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	64	77
(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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