



Bouverie Road Stoke Newington, London N16

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# Bouverie Road

## Stoke Newington

### London N16

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Spacious one bedroom garden flat located close to all good local amenities.



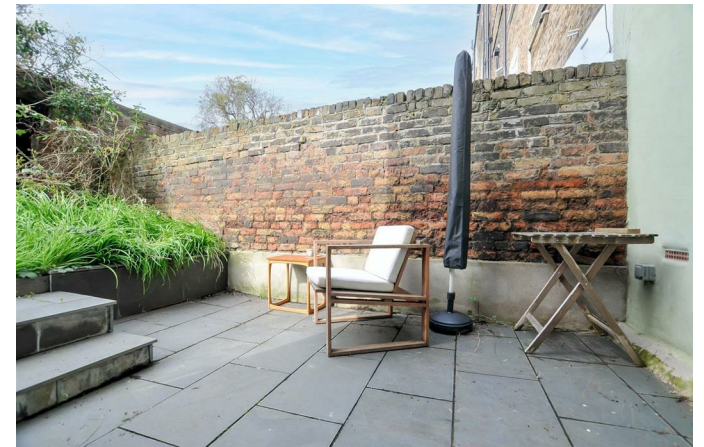
## DESCRIPTION

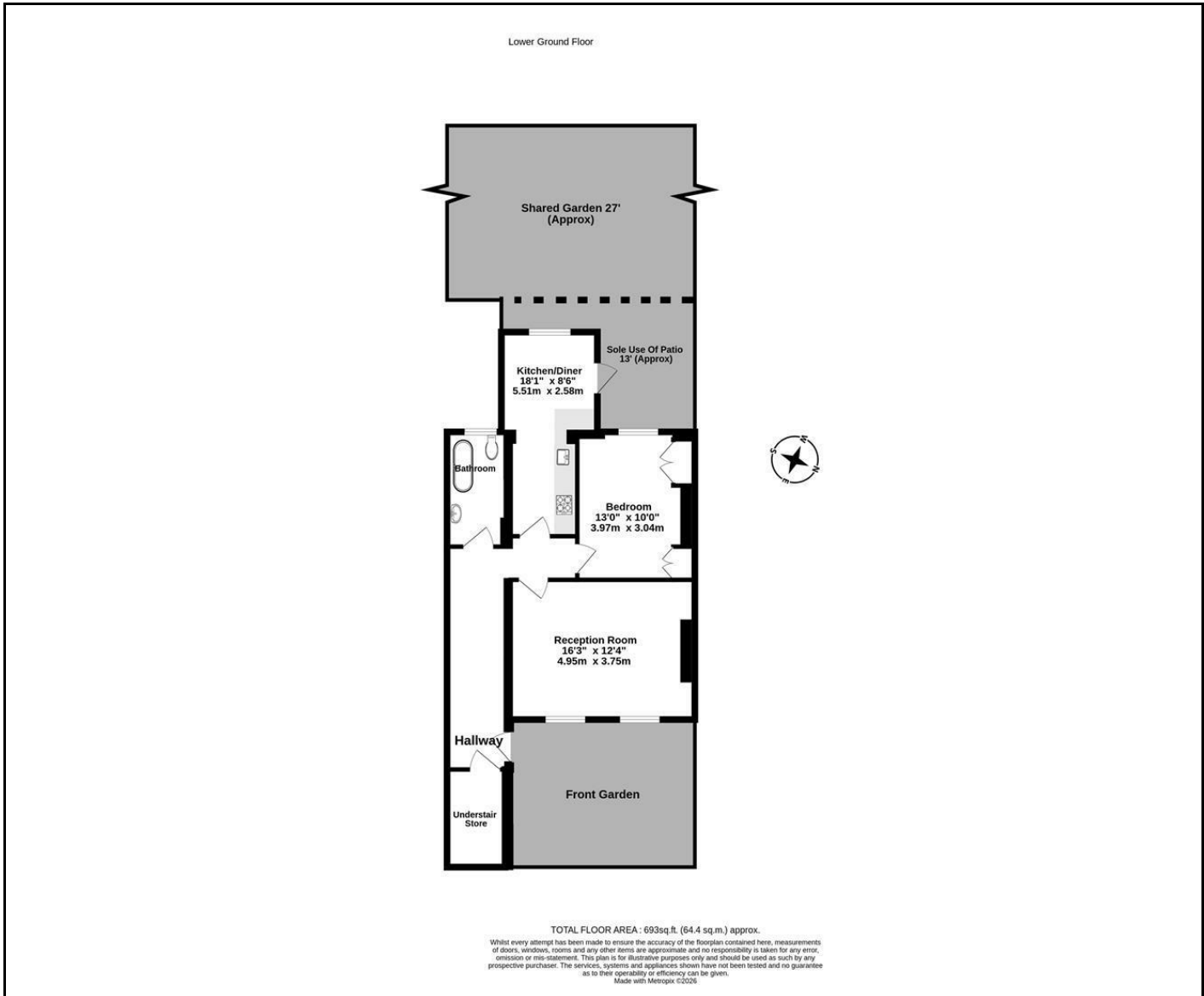
Set within a handsome four storey Victorian terraced house, and benefiting from its own entrance, this beautiful property offers period features and bright well-proportioned rooms throughout. The accommodation comprises a generous reception room with sash windows, shutters, period fireplace and attractive exposed brickwork; double bedroom with two fitted wardrobes and garden views; wonderful modern bathroom with shower over the bath; separate kitchen/diner with smart contemporary units and integrated appliances. Outside there is a sunny-westerly facing garden with sole use of a 13' (approx) paved patio to the side and running directly behind the building, there is a further 27' (approx.) shared area beyond. The property further benefits from a large under-stair cupboard, and a wide hallway with more exposed brickwork, which could double as a work or study space. The front garden also belongs to this flat.

Share of Freehold

**Asking Price £599,950**







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

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PROPERTY AGENTS

n16@nextmove.com  
020 7254 9709  
63-65 Stoke Newington Church Street,  
London N16 0AR

nextmove.com