



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-36) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	56
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Lavers Road N16 0DT

£1,350,000 Freehold

nextmove.com

Property Misdescriptions Act 1991

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are given only as a guide and services & appliances have not been tested. Purchasers are advised to appoint their own Surveyors & Conveyancers to satisfy themselves on all matters concerning any purchase.



- Victorian Terraced House
- Double Reception, Large Kitchen/Diner
- 40' (approx) Garden
- Close to Popular Schools
- Three Double Bedrooms
- Stylish Bathroom, Guest Cloakroom
- Excellent Transport Links

Fabulous three bedroom Victorian terraced house well-located moments from Church Street, excellent transport links and popular local schools.

Offering period features and spacious, well-proportioned accommodation throughout, the property comprises a generous double reception, with bay window, shutters, connecting doors and original fireplace with marble surround; guest cloakroom; and large kitchen-diner with bay-window, fitted wall and floor units, Neff cooker and Miele free-standing appliances. Outside, a pleasant 40' (approx) garden boasts a patio area, lawn and a variety of mature trees and shrubs. Back inside the house, in the basement is a useful cellar for storage. Moving upstairs, a stylish modern bathroom with roll-top bath and separate shower sits between three beautiful double bedrooms.

Lavers Road is a sought-after street ideally situated a short walk from leafy Clissold Park, and Church Street's eclectic array of eateries, coffee bars and independent shops. There are superb transport connections to The City and West End with numerous good bus routes and trains from Stoke Newington Station (Overground) to Liverpool Street taking under fifteen minutes.

