



Bouverie Road Stoke Newington, London N16

NEXT MOVE
PROPERTY AGENTS

Bouverie Road

Stoke Newington

London N16

Elegantly proportioned two bedroom duplex conversion with stunning roof-top terrace, moments from Church Street and Clissold Park.



DESCRIPTION

Boasting a floor area in excess of 950 sq ft arranged over the upper floors of this substantial Victorian terraced house, the property retains much original character, offering generous living and entertaining space throughout. The accommodation is set over the first and second floors, comprising a 17' lounge-diner; separate 13' kitchen-breakfast room; stylish bathroom; and 17' principal, and 13' guest bedroom. Ascending the floating staircase one emerges onto a stunning 27' x 17' decked roof terrace with unparalleled panoramic cityscape views.

Bouverie Road is a sought-after street situated directly off Church Street, just a few steps from leafy Clissold Park and Church Street's eclectic array of eateries, shops, pubs and coffee bars. 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

Asking Price £995,000





Ground Floor: 55 sq.m. (119 sq.ft.) approx.

1st Floor: 425 sq.m. (912 sq.ft.) approx.

2nd Floor: 444 sq.m. (952 sq.ft.) approx.

3rd Floor: 27 sq.m. (57 sq.ft.) approx.

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TOTAL FLOOR AREA: 973 sq.ft. (90.4 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			
(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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