



— Offers in excess of £725,000



— Apartment with a share of freehold



— 2 Bedrooms + a garden studio



— 1 Bathroom



— Circa 900 sqft including the studio

Evering Road, Hackney N16

An elegant 2 bedroom home within an attractive Victorian terraced conversion (of just four properties) with a share of the freehold, set back on tree-lined Evering Road.

Arranged over the lower ground floor with a front patio and a private garden to the rear, which includes the useful addition of a modern, timber-clad garden studio/office at the far end. This beautifully inviting space is in a prime location less than a minute from Rectory Road Overground Station, and is offered with no onward chain.



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Boasting period features, this home has a bright and airy feel and a neutral palette throughout. Sympathetically modernised, and seamlessly blending the best of old and new, there is plenty to offer in terms of design; a large bay fronted window with fitted seating and storage, as well as a built-in banquette seating dining area, a Shaker style kitchen, large wood framed sash windows, a decorative fireplace, engineered wood floors and a statement timber-clad external home office with insulation, electricity and heating. The apartment is accessed via a spacious 'sun-trap' patio area (undemised) which is framed by whitewash brick walls on all sides – a bright and inviting entrance to the apartment which provides ample space for outside furniture, as well as all important bike storage.

The property benefits from its own front door which opens into a great storage area/cloakroom with plenty of room for coats and shoes (even a buggy if required). The living room, with its south-east aspect, has great natural light for its position within the building, and the engineered wood floors and central fireplace create an inviting and entertaining space, comfortably spacious for relaxing and dining; the well-positioned kitchen is set back from the living space allowing for a semi-open plan feel. The kitchen is charming and functional with herringbone style wood floors, wood cabinetry with brass finishes, composite stone worktops and integrated appliances. There is also a smartly positioned utility area through the kitchen. There are two double bedrooms at the rear of the property both looking out on to the private garden. The garden is a well maintained space, great for sunny afternoons; at the far end of the garden the current owner went to great care in creating a home music studio with insulation and heating – it would also make a fantastic office or art studio.

Area:

Evering Road is wonderfully located on the borders of Clapton, Stoke Newington and Hackney, just a short stroll from Stoke Newington High Street, with the independent shops and eateries of historic Church Street close by. It is surrounded by green open spaces including Hackney Downs, Stoke Newington Common, Abney Park and Clissold Park. St Paul's Church is a just a few minutes walk away, there you will find an exceptional Organic Farmers' Market every Saturday. Some Easthaus area favourites include Sonora Taqueria on Stoke Newington High Street for moreish Mexican food, The Axe on Northwold Road - a great pub with a beer garden and delicious Sunday Roasts, and BLOK on Upper Clapton Road, a beautiful space for Yoga, Pilates and strength training. For standout food, locals love OREN on Shacklewell Lane – a modern Mediterranean restaurant known for its bold flavours and natural wines – and Tom's Pasta on Stoke Newington High Street, a cosy neighbourhood spot serving handmade pasta with seasonal ingredients. The area offers real community spirit, and the current owners particularly enjoy Bake Street London - a cafe and coffee shop their street with a welcoming and neighbourly vibe. Rectory Road Overground is approximately 0.1 miles away, providing easy access to Liverpool Street Station (14 minutes approximately). There are also a number of well-connected bus routes running from Stoke Newington High Street that provides easy access to the rest of London.

Details:

Tenure - Leasehold of 958 years with a share of the freehold

EPC Rating - C

Council Tax - C, Hackney

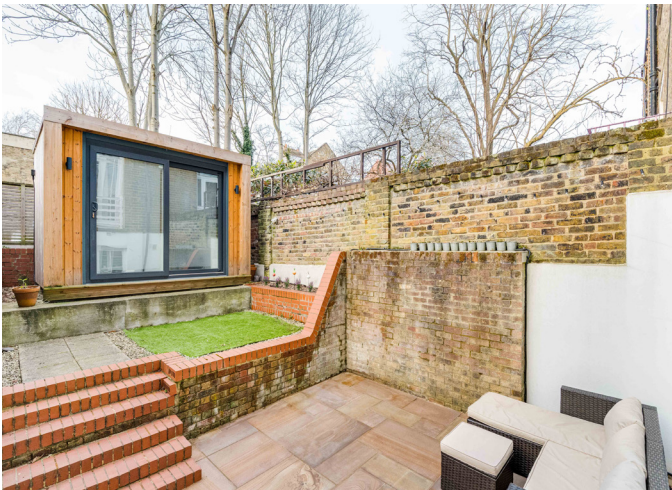
Buildings Insurance – circa £443 pa



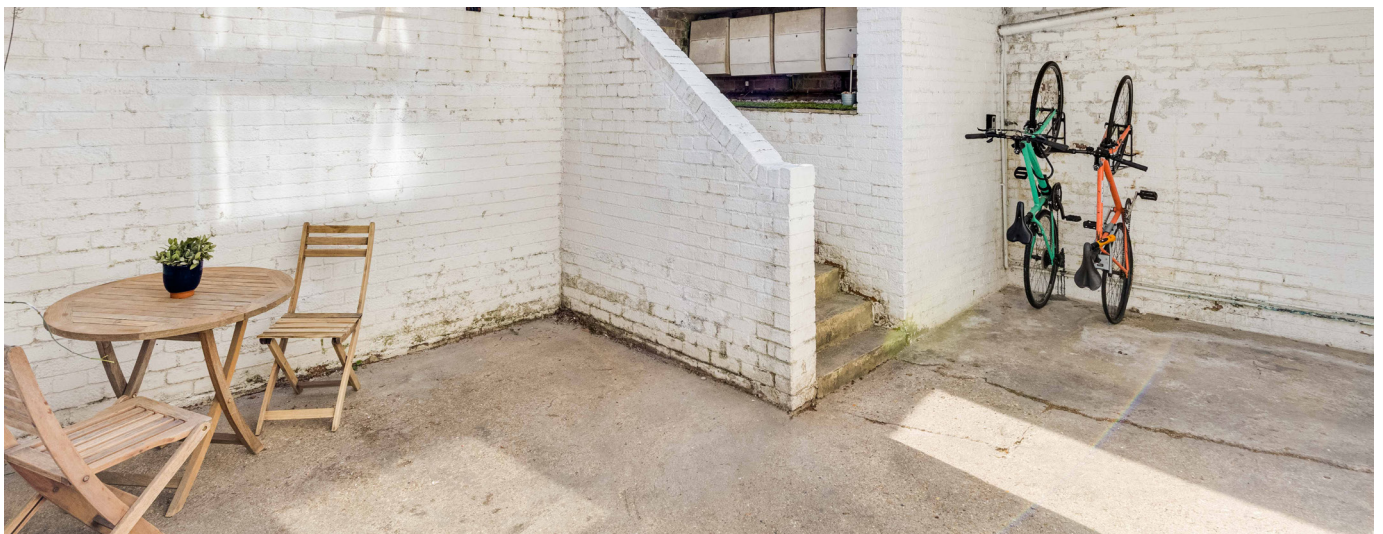
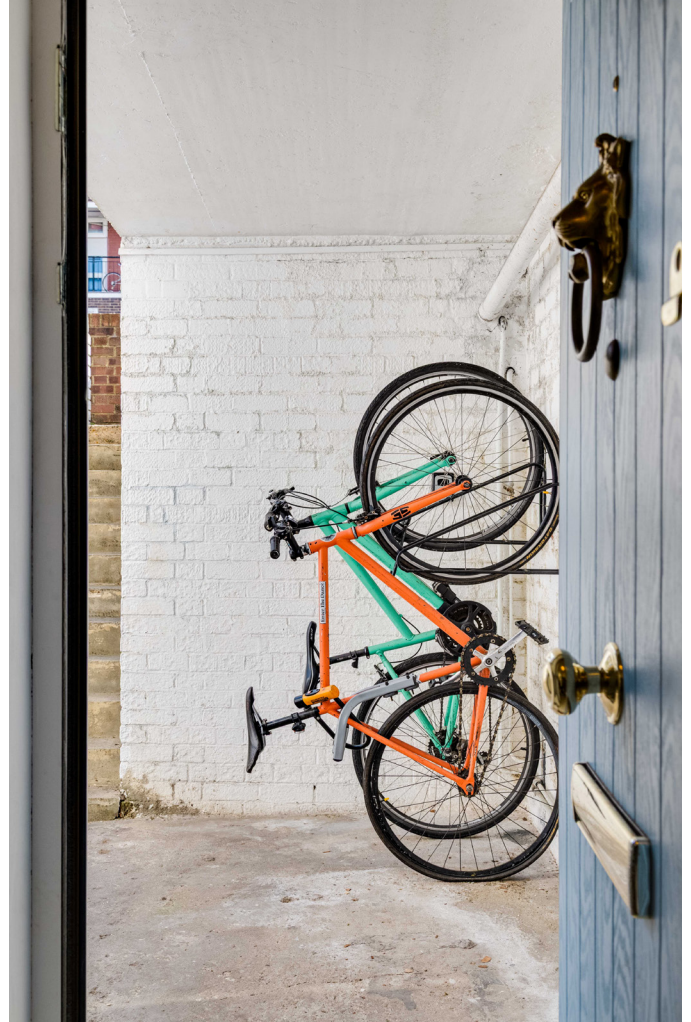
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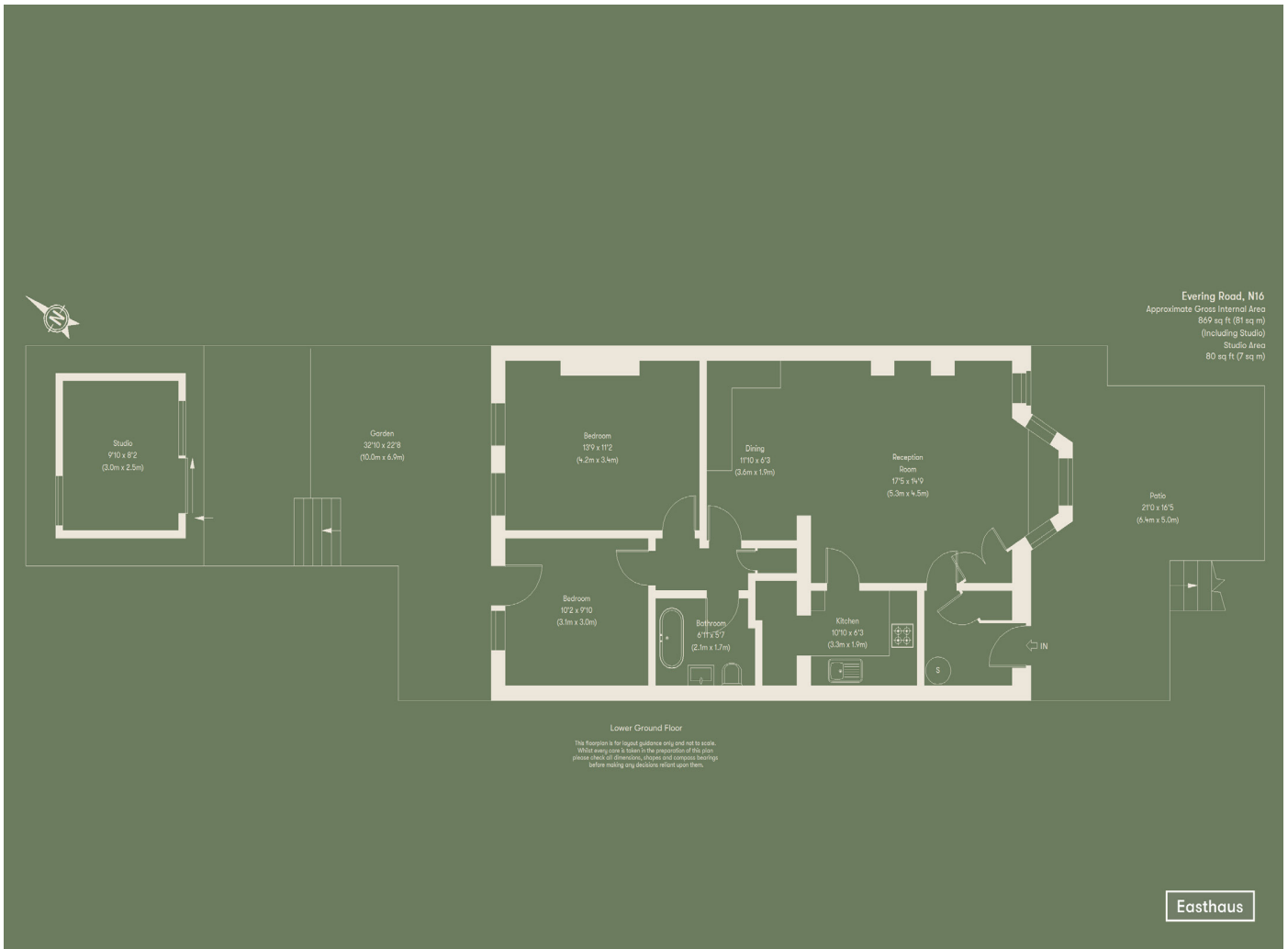
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