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*trustworthy
faultless service
straightforward
honest a breath of
professional fresh air
accessible
friendly dependable
responsive transparent*

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Evering Road, London N16
£650,000 FOR SALE

Flat

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PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

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thinking local

Evering Road, London N16

£650,000

Description

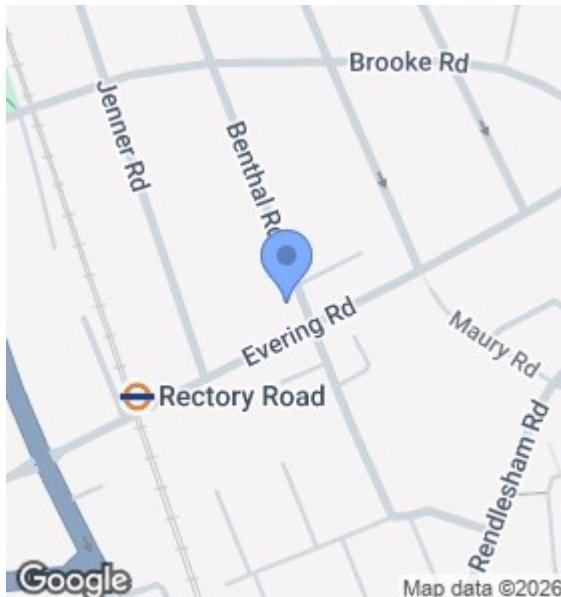
Quietly positioned on a sought-after residential street in Stoke Newington,

This charming two-double-bedroom garden flat offers 700 sq ft of bright, airy living space, its own private entrance, and direct access to a beautifully maintained garden. The accommodation includes an open-plan kitchen/reception room, a spacious master bedroom, a second double bedroom, a modern bathroom, ample storage, and a private section of the garden.

Evering Road is ideally located within walking distance of Church Street, and just moments from the vibrant mix of bars, shops, and restaurants along Stoke Newington Road and Kingsland Road. Excellent transport links are close by, with Rectory Road and Dalston Junction stations both within easy reach.

Key Features

Tenure	Share of Freehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Hackney
Council Tax	C



Floorplan

Evering Road, N16

Approx. Gross Internal Area 705 Sq Ft - 65.49 Sq M



Lower Ground Floor

Floor Area 705 Sq Ft - 65.49 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 11/8/2025

EPC

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		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.