



**M & M
PROPERTY**

Evering Road, N16

£750,000



Available chain free, this fantastic apartment occupies the top two floors of an imposing, terraced period building and offers a whopping 1,058sq.ft of internal accommodation. Refurbishment by the current owners to very high standard the property benefits from a south facing roof terrace, three double bedrooms (one en suite) and a family bathroom. The top floor has an open plan living area with parquet flooring, exposed brick walls, a newly fitted integrated kitchen and folding doors leading to a private terrace with views across London. The second floor has three double bedrooms, contemporary family bathroom and a stylish en suite.

Evering Road is a quiet residential street located off Upper Clapton Road as well only being moments away from the wide range of bars, restaurants and coffee houses of Church Street and a short walk from the wide open spaces of the stunning Clissold Park & Hackney Downs Park. Transport links include Rectory Road Station (Overground), Clapton Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a wide variety of bus routes allowing easy access into The City and West End. Sold chain free with a new 125 year lease.

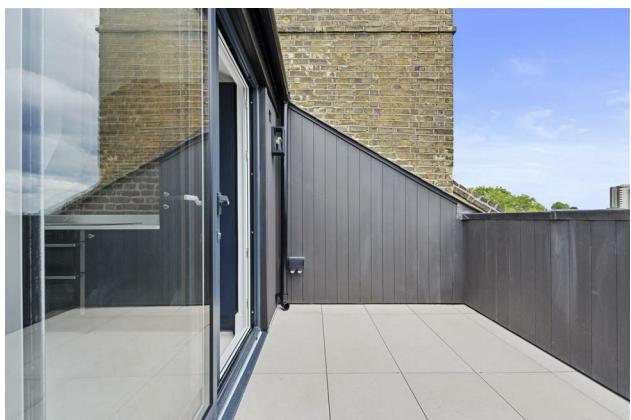
FOR FURTHER INFORMATION

**Please call
M & M PROPERTY
on 020 7704 0664**

M&M Property | Sales, Lettings and Property Management

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97 Newington Green Road, Islington, London N1 4QX | mandmproperty.co.uk



- Period Conversion
- Two Bathrooms
- Chain Free
- Close to Transport

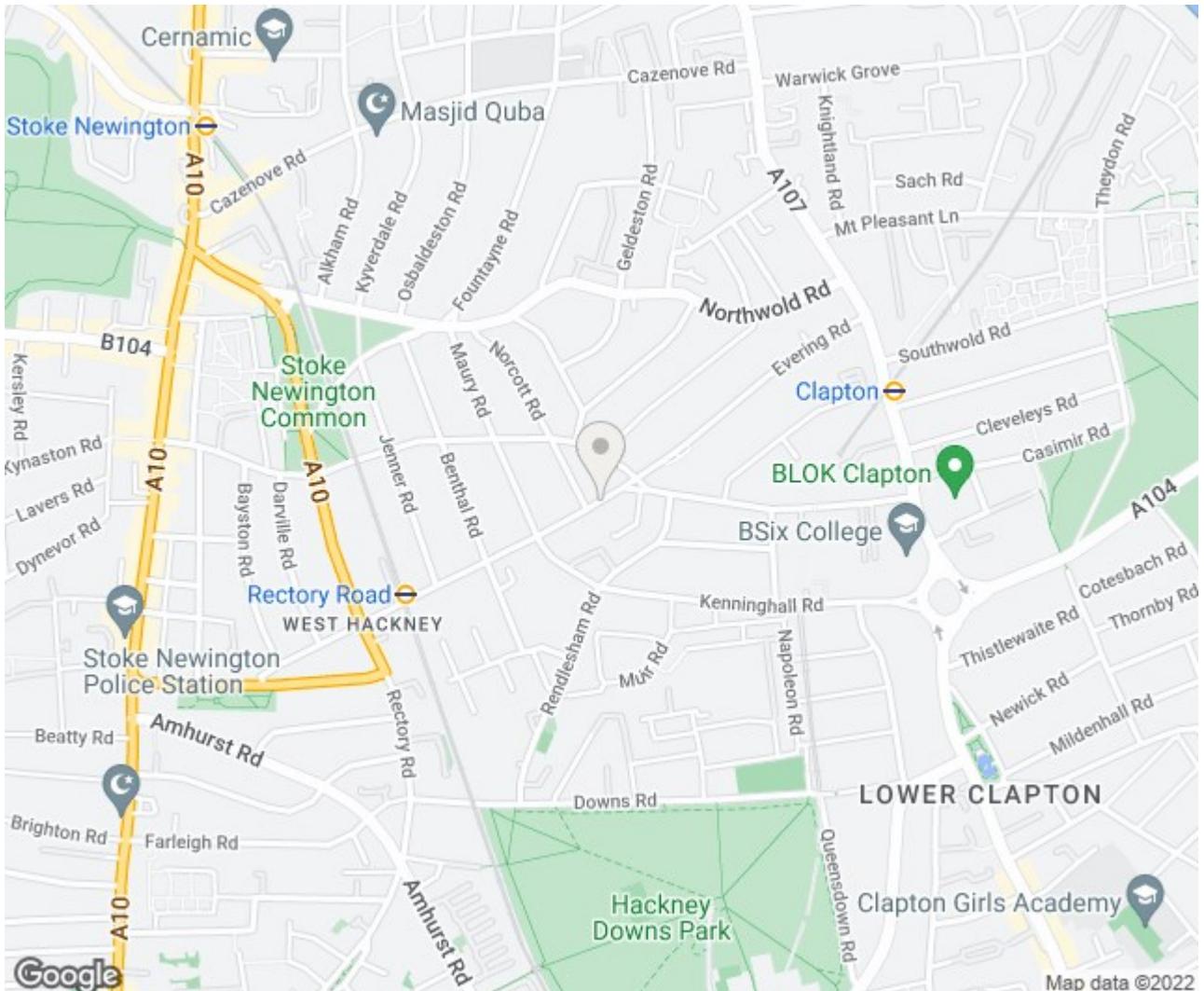
- Three Bedrooms
- Split Level
- Balcony
- Recently Refurbished

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they should not be relied upon for carpets and furnishings.