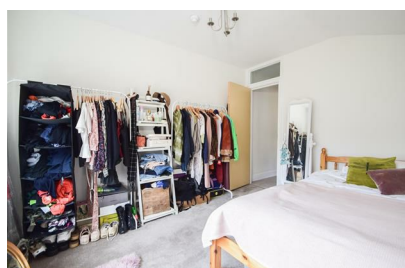




**Evering Road, N16**  
**£2,200 PCM**



A newly redecorated two bedroom period conversion with additional third room which can be used as an office to work from home. This flat is, arranged across the first floor and comprises two good sized double bedrooms, the third room can be used as a small child's room or study. The property also has an open plan reception at the front of the house, with the inclusion of a three piece bathroom and shower over the bath tub. The property is ideally located on the doorstep of Rectory Road Station (National Rail) for commuters that require easy access to the city.

### **FOR FURTHER INFORMATION**

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

Available: 15th April

**T** 020 7704 0664 **F** 020 7704 0736 **E** enquiries@mandmproperty.co.uk  
 www.mandmproperty.co.uk 97 Newington Green Road, London, N1 4QX

RESIDENTIAL SALES LETTINGS & PROPERTY MANAGEMENT




- Two Bedrooms
- Open Plan Reception
- Bright and Spacious
- Double Glazing
- Available 15th April


- Third Child's Room/Office Space
- Period Property
- Gas Central Heating
- Stoke Newington N16

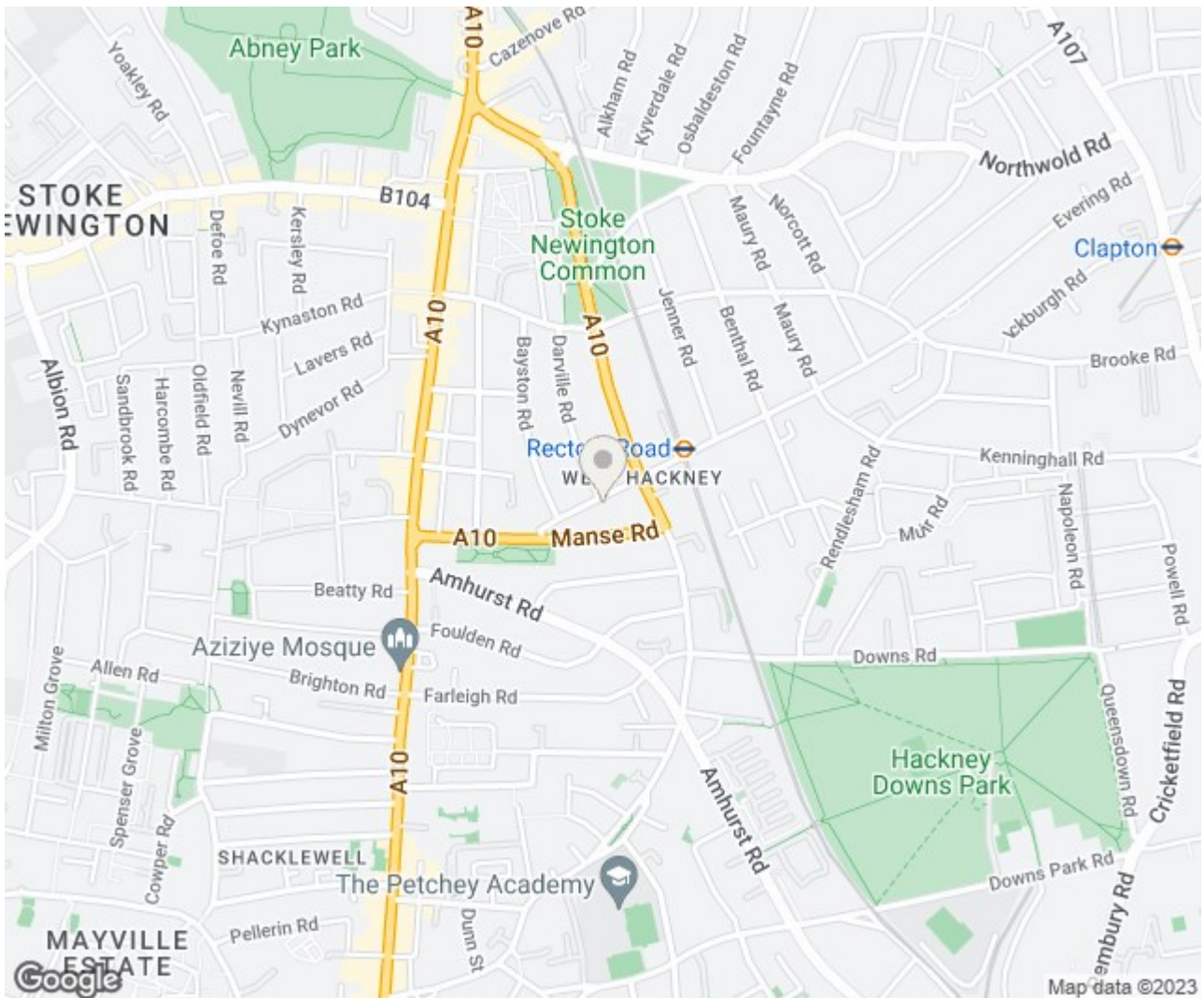


## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | <b>61</b>                  | <b>67</b>   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

## Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |   |
| (92 plus) <b>A</b>  |                            |   |
| (81-91) <b>B</b>  |                            |   |
| (69-80) <b>C</b>  |                            |   |
| (55-68) <b>D</b>  | <b>60</b>                  | <b>67</b>   |
| (39-54) <b>E</b>  |                            |   |
| (21-38) <b>F</b>  |                            |   |
| (1-20) <b>G</b>   |                            |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>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.