



Julian Reid

Ground Floor Flat, 55 Kyverdale Road, London, N16 7AB

A light and bright, elegant one bedroom flat on the raised ground floor of this fine converted Victorian house with shared west facing garden and excellent location.

julianreid.co.uk

Guide Price £450,000
Share of Freehold

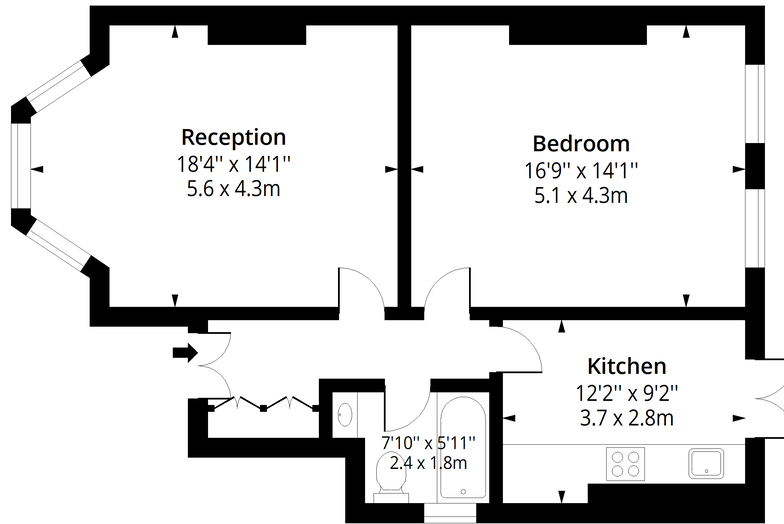
- **Excellent location**
- **Council Tax Band: C**
- **EPC Rating: D**
- **698 square feet**
- **Shared Garden**

A super, spacious one-bedroom ground floor flat, just short of 700 square feet, offering plenty of natural light. Huge, bright rooms with character and excellent ceiling height. Large, 18'4 Reception room at the front of the house with a similarly sized double bedroom behind. There is a well-equipped and fitted kitchen with direct access onto a shared, west facing rear garden and a well-apportioned bathroom. The flat is located just south of the junction with Cazenove Road within a short walk of Stoke Newington overground station and regular bus services to both the City and West End. The vibrant selection of shops, bars and restaurants on both Stoke Newington Church Street and High Street are also close by. The flat is sold with Share of Freehold



Kyverdale Road N16

Approx. Gross Internal Area 698 Sq Ft - 64.84 Sq M



Ground Floor

Floor Area 698 Sq Ft - 64.84 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.

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Date: 9/6/2026

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J352 Ravensworth 01670 713330

