



LOVE LIVING
HACKNEY



Flat 14, 203, Sutherland Court Albion Road, London, N16 9JW

Offers in excess of £600,000





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- Located just off Stoke Newington Church St and Clissold Park
- Beautifully fitted four piece bathroom, with shower enclosure, stone resin bathtub and Moroccan Encaustic hexagonal tile feature wall.
- Excellent primary and secondary schools
- 157 Year Lease currently remaining
- Full renovation carried out 2021
- Ample storage in loft space
- Designated private parking
- Low service charge and peppercorn ground rent

The Home - This thoughtfully designed two bedroom apartment is located within a small block of four and offers a secluded feel being set back from Albion Road. The apartment was fully renovated in 2021 and now offers a wonderfully bright open living space with many bespoke upgrades. Private parking is found directly outside the building and a wealth of local amenities are only a short walk away along the ever popular Church St.



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The Indoors

Access is convenient due to the designated private parking found directly outside the building, with entry to the apartment via a well-maintained, secure communal area.

Upon entry, you are greeted by a central hallway with light spilling in from both sides of the building. There is easy flow between the expansive lounge/kitchen area and the bedrooms, with the option of closing off each of the spaces thanks to glazed double doors, sided by large glass panels, providing a noise barrier without reducing the dual-aspect natural lighting.

Within the hallway is easy access to a loft space, complete with pull-down ladder. The loft has standing head height, spans the entirety of the apartment, and offers an abundance of storage space. Premium-quality chevron-pattern laminate flooring has been laid throughout, creating a seamless sense of connection between each of the rooms, and acoustic underfloor padding provides a sound barrier with the floor below. All windows have been replaced with fresh wooden framing and double glazing within the last year.

The renovations included the removal of a dividing wall, resulting in a large, modern but inviting open-plan kitchen and living space. The kitchen is well appointed, with integrated oven, hob, full-sized dishwasher and a separate closet space for storage and a washing machine.

To the left of the hallway sit the bedrooms. The master bedroom has a spacious and peaceful feeling. Next to this is the second bedroom, also comfortably sized for a double bed. Both rooms have bespoke beechwood ply wardrobes which complement the space, adding a wonderful contemporary feel and excellent storage solutions.

The bathroom has been exceptionally designed, allowing enough space to accommodate a glass-screened, self-contained shower, a freestanding stone resin bath complete with wall-mounted brass taps, and a bespoke vanity unit. A stunning feature wall depicts a galaxy of Moroccan encaustic hexagonal star tiles, complemented throughout the rest of the room by floor-to-ceiling stone-effect tiling.

Loving The Location

Albion Road is a quiet, residential street and the flat is situated amidst numerous historic



and picturesque destinations. Within a short walk can be found Church St, Clissold Park, Abney Park, Dalston and Newington Green. Church Street is full of artisan coffee shops, pubs and independent designer stores. Well-known favourite eateries and quaint venues include The Rose and Crown, Old Sheleigh, The Good Egg, Yum Yum Thai and Rasa Indian.

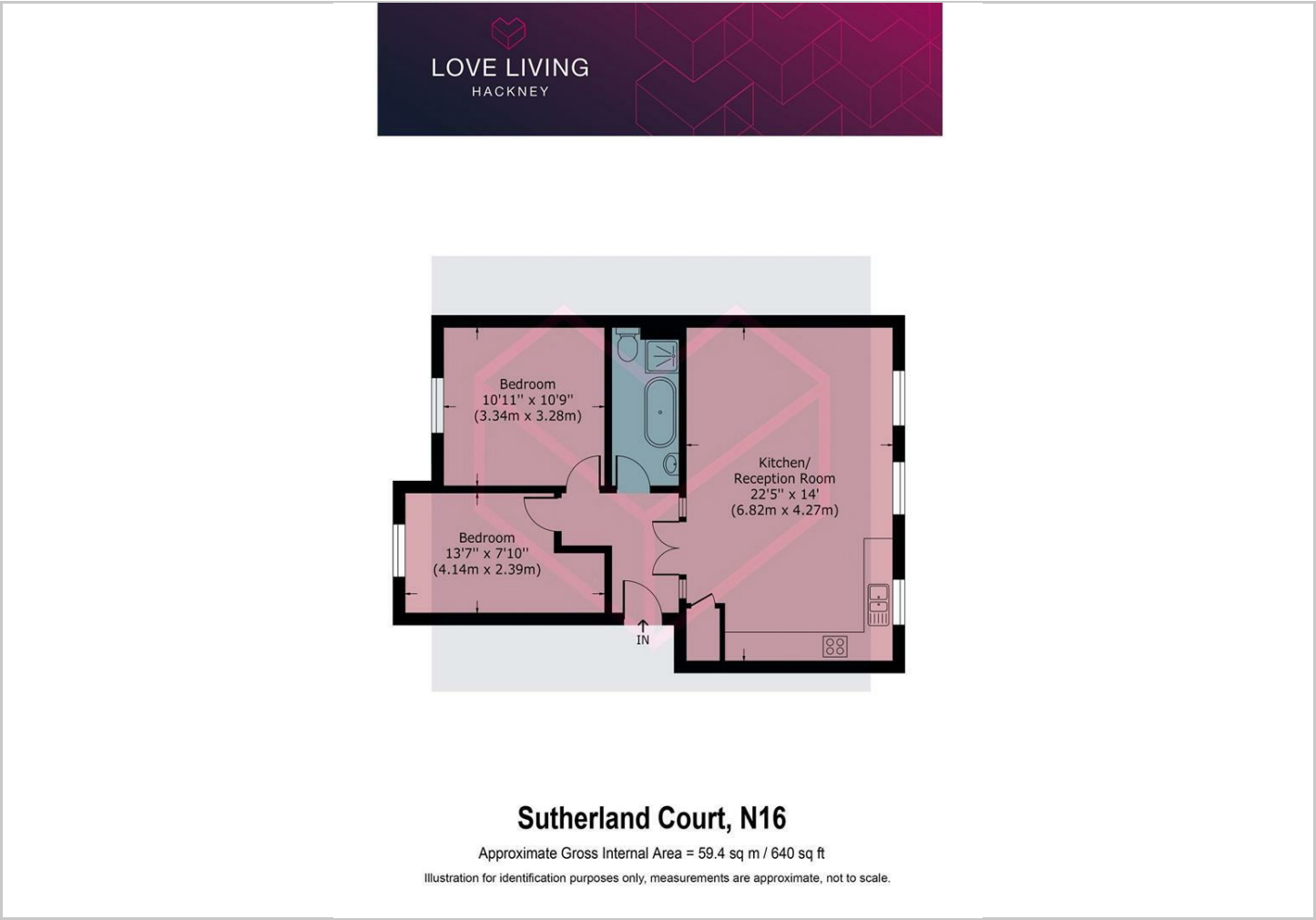
Clissold Park is a gorgeous 55-acre community park that has tennis and basketball courts, a playground and splash-play area, ornamental lakes, as well as an attractive café at the 18th-century Grade II listed Clissold House mansion.

Nearby lies Abney Park (one of London's "Seven Magnificent Cemeteries"), featuring a woodland park and nature reserve, and the Castle Climbing Centre and West Reservoir Centre for outdoor swimming and recreational activities. Just around the bend is Clissold Leisure Centre, featuring multiple pools and gym facilities. Albion Road is on direct bus routes to central London, and the Stoke Newington, Rectory Road and Canonbury stations are accessed within easy walking distance.





Floor Plans



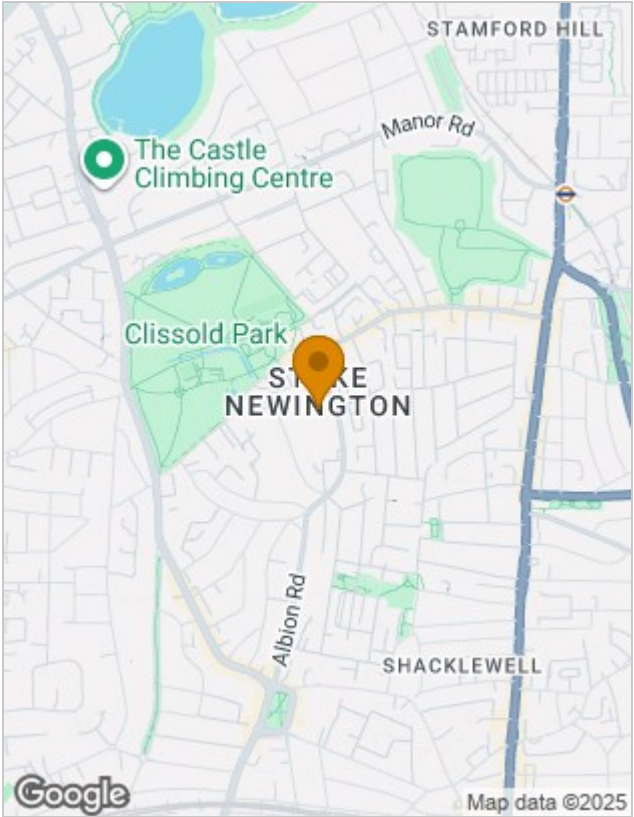
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

