



**Albion Road, , London, N16 0TA**

**Price £375,000**



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## DESCRIPTION

Offered to the market chain free, this superb one bedroom apartment is located on the second floor on the corner of Stoke Newington Church Street and Albion Road. Positioned within walking distance of the amenities of Stoke Newington Church Street and the stunning Clissold Park, this property is ideally suited for a first time buyer.

The property is arranged over the second floor and comprises of a spacious reception room with ample natural light, separate kitchen, master bedroom and a modern bathroom.

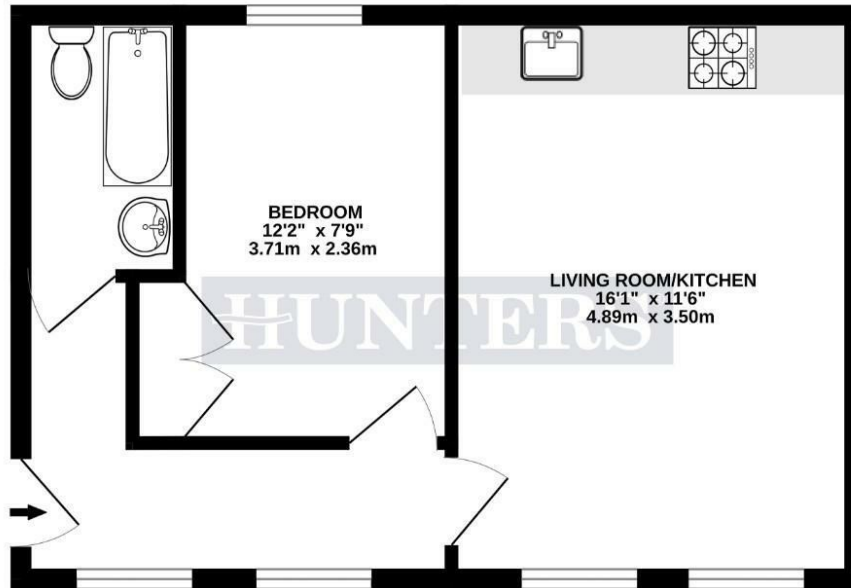
Kingsway House, located on Albion Road, in central Stoke Newington, only moments from the stunning Clissold Park and moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street.

Transport links include Stoke Newington Station (Overground), Manor House station (Piccadilly Line) and a wide variety of bus routes in to The City and West End.





SECOND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 381 sq.ft. (35.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Viewings**

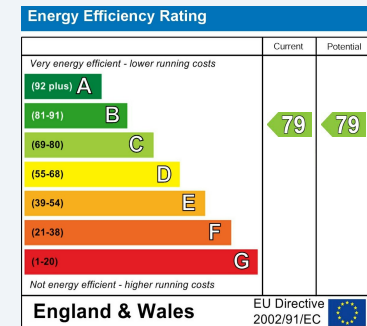
Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

