



Albion Road, , London, N16 9JS

- Period Conversion
- Private Patio Garden
- Own Private Entrance
- Excellent Condition
- Large Communal Garden
- Close to local amenities
- Two Bedrooms
- Short walk to Clissold Park

Offers In Excess Of £700,000



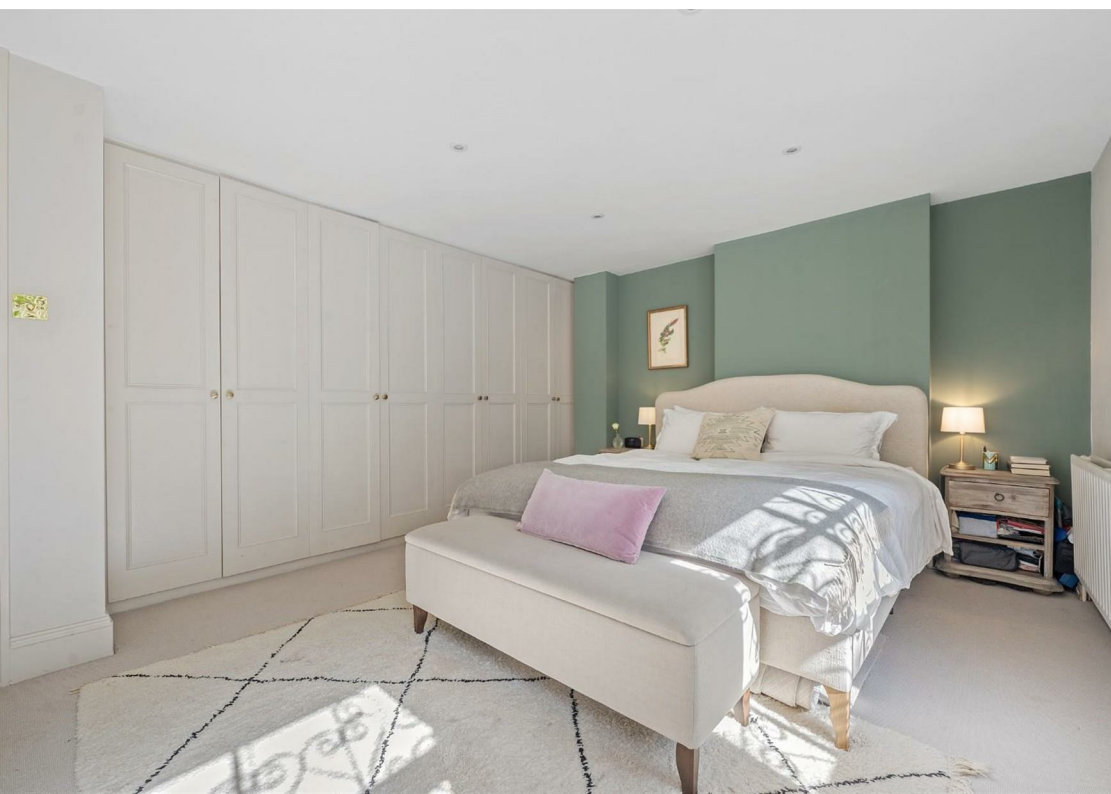
Albion Road, , London, N16 9JS - Offers In Excess Of £700,000

DESCRIPTION

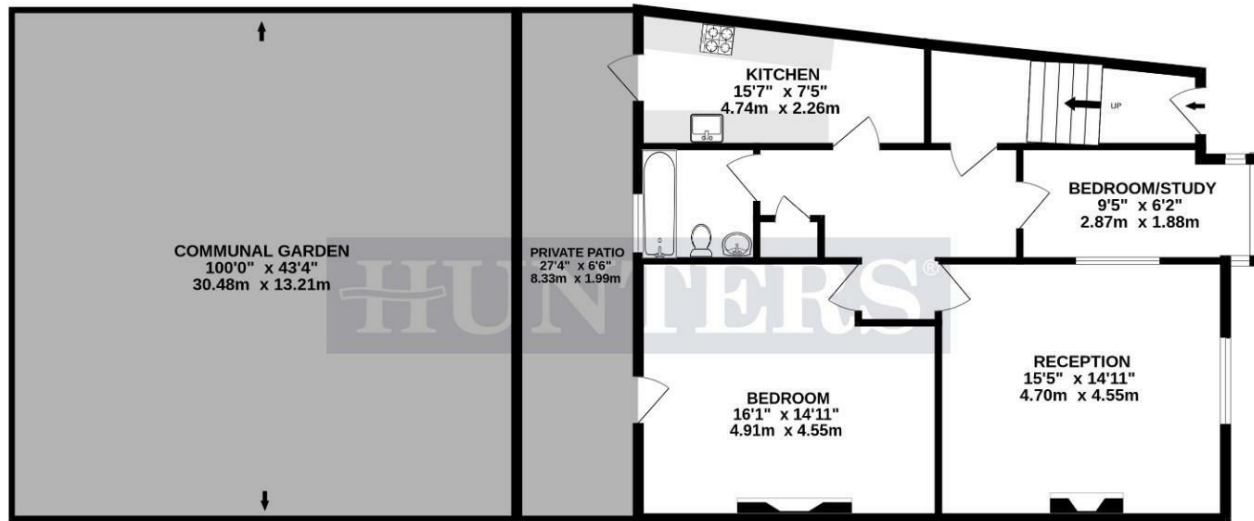
Available to view by appointment only, this stunning two bedroom, period conversion is set within an imposing Victorian building and boasts over 900 sq. ft. of internal accommodation, the apartment enjoys the use of a private patio garden and a communal garden. Benefitting it's own private entrance, the property is set over the lower ground floor and comprises a bright, spacious reception room with feature fireplace, separate kitchen with space for a dining table. Further, there is a private patio garden and a communal garden, master bedroom, second bedroom which would be ideal as a nursery or home study, a modern bathroom and ample storage throughout.

Albion Road is located moments from the many bars, restaurants, coffee houses of Stoke Newington Church Street & Newington Green and the wide-open spaces of the stunning Clissold Park. Transport links include Canonbury Station (Overground), Dalston Kingsland and Junction Stations (Overground) Arsenal Station (Piccadilly Line) and a wide variety of bus routes allowing easy access into The City and West End.





LOWER GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 906sq.ft. (84.2 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

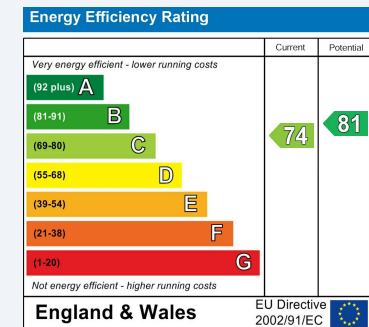
Please contact hunters.stokenewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

