



## Albion Road, , London, N16 9JU

- Modern two double bedroom ground floor apartment
- 14'9 reception room with wood flooring
- Access to Clissold Park and Newington Green
- Sleek contemporary integrated kitchen
- Private 34ft west facing garden
- Built in storage
- Large modern bathroom

**£575,000**



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## DESCRIPTION

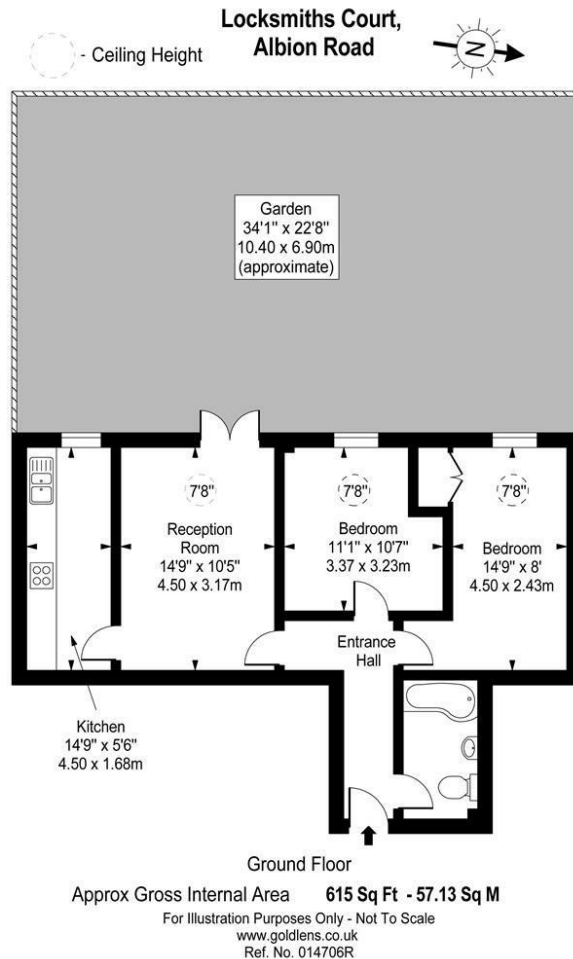
This stunning two bedroom garden apartment is presented in excellent decorative order and is set on the ground floor of a well maintained low rise building and offers 615 sq.ft. (57sq.m) of internal accommodation. Consisting of a 14'9 reception room with doors leading to a private west facing garden. Further, there are two double bedrooms with ample storage, a sleek integrated kitchen and a good sized modern bathroom.

Albion Road is located only moments away from the many bars, restaurants and coffee houses of Stoke Newington Church Street, Newington Green and trendy Dalston. Transport links include, Canonbury Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a variety of bus routes into The City and West End.









### Viewings

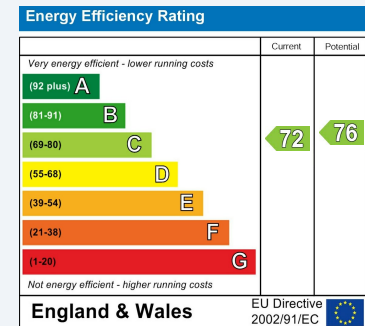
Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.