



Albion Road, , London, London, N16 9JR

- Stucco fronted Neo-Georgian
- Close to Church Street
- Close to Clissold Park
- Excellent Conditions
- Two Bathrooms
- Top floor (fourth floor)
- Off-Street Parking
- Immediately close to 73 & 476 Bus Stops
- Two Bedrooms
- Close to Newington Green

Offers In Excess Of £600,000



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DESCRIPTION

Set in an absolutely breathtaking stucco fronted Neo-Georgian property in Stoke Newington, this fantastic two bedroom fourth floor (top floor) flat offers an excellent location and off street parking and boasts over 800 sq. ft. (74 sqm.) of internal accommodation and a communal courtyard.

Rarely available on the open market, this fantastic flat comprises, large semi open plan reception room, modern fitted kitchen, dining area, master bedroom with en suite, double guest bedroom, bathroom, and off-street parking.

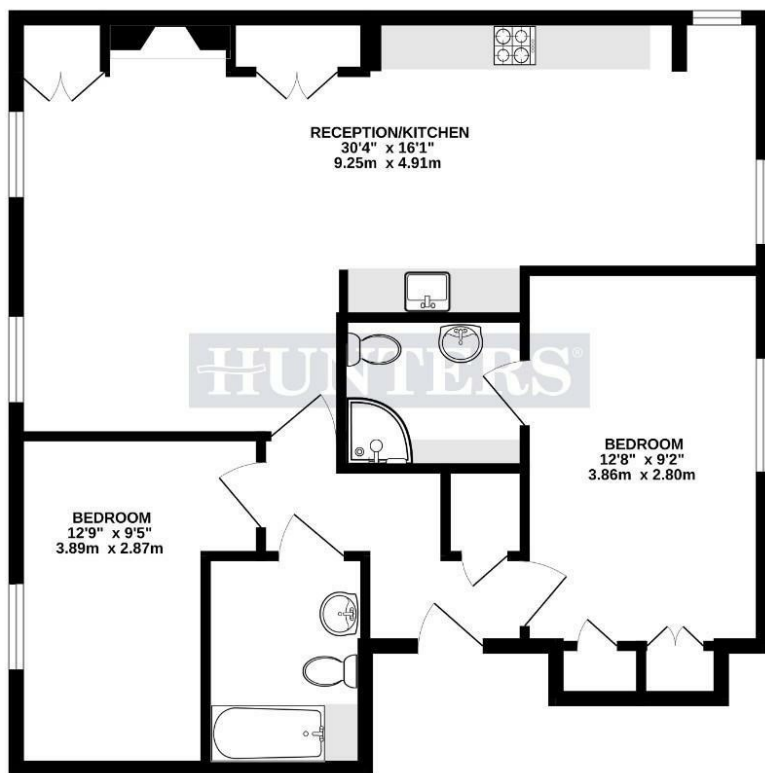
Albion Road is located moments from the many bars, restaurants, coffee houses of Stoke Newington Church Street & Newington Green and the wide open spaces of the stunning Clissold Park.

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.





FOURTH FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA: 801sq.ft. (74.4 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

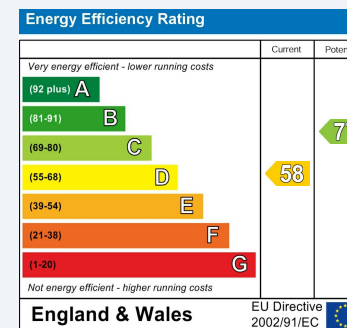
Please contact hunters.stokenewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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