



## Albion Road, London, N16

- Chain free
- Period conversion
- Communal garden
- Two bedrooms
- Split level
- Close to local amenities

**Asking Price £600,000**





# Albion Road, London, N16

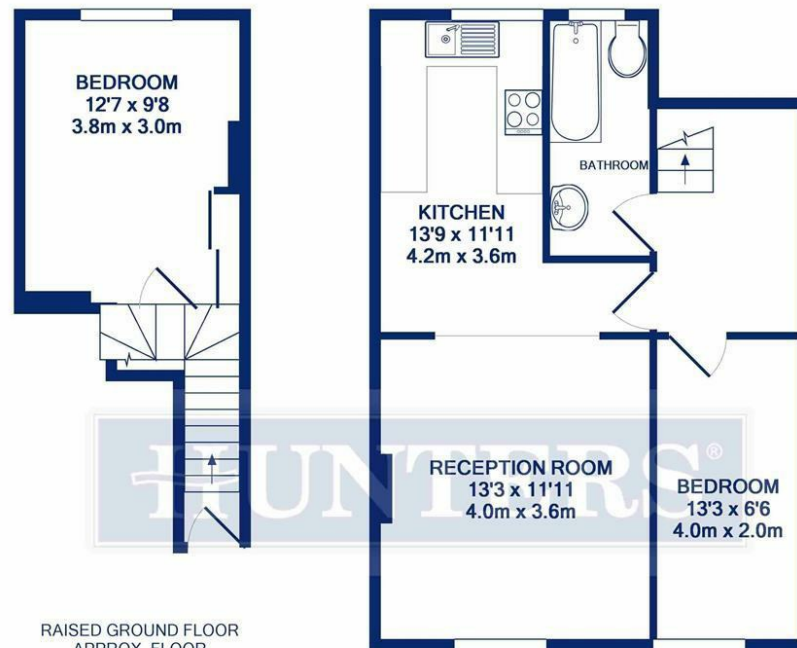
## DESCRIPTION

Available chain free and to view by appointment only, this light and airy split level flat is converted from a stunning period property, situated on a quiet tree-lined street, offering over 625 sq. ft. (58 sqm.) of internal accommodation the property comprises, open-plan kitchen reception room with sash windows, master bedroom, guest bedroom/home office, a modern bathroom and the use of a communal garden.

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.







RAISED GROUND FLOOR  
APPROX. FLOOR  
AREA 155 SQ.FT.  
(14.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 472 SQ.FT.  
(43.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 627 SQ.FT. (58.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

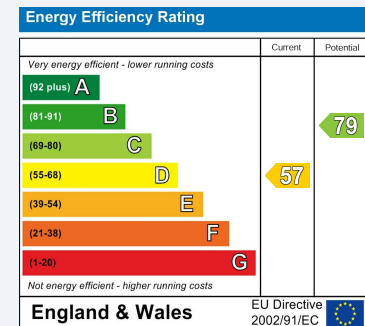
Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.