



Noble Mews

Albion Road, N16

Asking Price £950,000

Set within a beautiful mews house, this stunning three bedroom mews property offers spacious accommodation with stylish interiors arranged over three floors, benefiting from off-street parking.

CHESTERTONS



Noble Mews

Albion Road, N16

- Set within a beautiful, peaceful mews
- Stunning 3 bedroom property arranged over 3 floors Boasts generous living space throughout
- Spacious, stylish reception leading to garden
- Benefits from modern, well equipped kitchen
- Offers 3 large, well presented bedrooms
- Private rear garden
- Off-street parking space



Upon entering the ground floor, you are welcomed by a spacious, separate kitchen that effortlessly flows into the 16' x 12' reception room through elegant sliding doors. This bright reception room opens directly onto a sunny, south-west facing garden, creating a perfect blend of indoor and outdoor living. The first floor comprises two generously sized double bedrooms, thoughtfully separated by a family bathroom for added privacy and convenience. Ascend to the top floor to find a third double bedroom accompanied by a four-piece bathroom suite, completing this well-designed and versatile home. Albion Road is brilliantly located off of Stoke Newington Church St, courtesy of the recently enforced low traffic neighbourhood (LTN) scheme, offering peace and tranquillity in the very heart of Stoke Newington and within close proximity to the greenery and amenities of Clissold Park. Stoke Newington Church Street provides superb local shopping and a wide range of eateries.

Tenure:Freehold

Local Authority: London Borough of Hackney

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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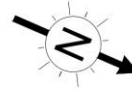
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Approx Gross Internal Area = 94.95 sq m / 1022 sq ft

RHH / Eaves Storage = 5.23 sq m / 56 sq ft

Garden = 24.16 sq m / 260 sq ft

Total = 124.34 sq m / 1338 sq ft



 = Reduced Headroom Below 1.5m / 5'0



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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