

## Allen Road, N16



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
ipaplus.com 31/3/2024

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.



## £525,000 Leasehold - Share of Freehold

A stunning two bedroom flat set on first floor of this imposing four storey Victorian House. Perfectly positioned this unique apartment is located on a quiet residential road allowing easy access to Stoke Newington, Dalston and Newington Green. Internally the flat has been renovated to a high standard, including new kitchen and appliances with Minerva worktops. Additional features include a share of freehold, solid oak floors throughout, cast iron Victorian radiators and original sash windows.

The flat also has the added benefit of a private south facing balcony with direct access to large south facing shared garden. Allen Road is a tree lined residential street located only moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, Newington Green and trendy Dalston, Butterfield Green and a short walk from the wide-open spaces of the stunning Clissold Park. Transport links include, Canonbury Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a variety of bus routes into The City and West End.





- SHARE OF FREEHOLD
- SOUTH FACING GARDEN
- EXCELLENT LOCATION

- PRIVATE BALCONY
- BALCONY
- LOW TRAFFIC NEIGHBOURHOOD

