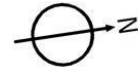


**Alkham Road, N16**  
 Approx. Gross Internal Area 1427 Sq Ft - 132.56 Sq M



**Alkham 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.

lpaplus.com

Date: 13/6/2024

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.



**£875,000 Leasehold**

A truly exceptional three-bedroom split-level garden flat, offering an impressive 1,427 square feet of stylish living space. Nestled on Alkham Road, this property boasts a convenient location that perfectly balances tranquility with vibrant city living.

Arranged over the raised and lower ground floors of this imposing Victorian house, the property comprises; huge 17ft bedrooms with floor to ceiling windows allowing plenty of natural light, a modern kitchen & dining room and access to your own private garden, an ideal spot for outdoor dining, gardening, or simply unwinding in a peaceful setting

Alkham Road is a wide, tree-lined residential street in Stoke, with a fantastic sense of community amongst its residents, and is just a stone's throw from outstanding Jubilee Primary School. Stoke Newington Common is just at the bottom of the road, making a popular picnic spot in the warmer months and offering numerous outdoor events in the summer, and speedy transport links serving the City and Central London are within easy reach, with Stoke Newington Station (Overground) just around the corner. Church Street and Stoke High Street are short walk away, too.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

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- 1427 SQ FT
- CLOSE TO TRANSPORT
- EXCELLENT LOCATION

- THREE DOUBLE BEDROOMS
- PRIVATE GARDEN
- SPLIT LEVEL

