

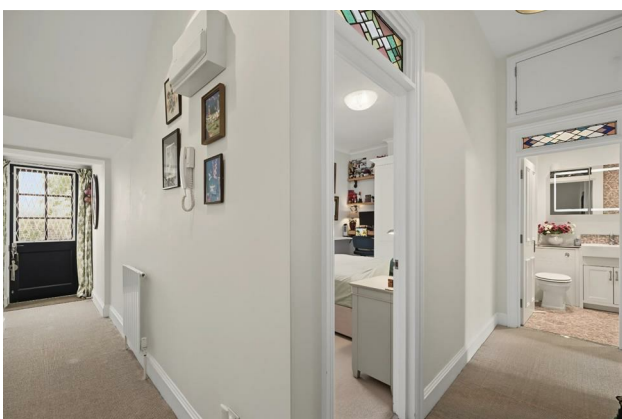
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Albion Road, London, N16

Offers In Excess Of £650,000

Property Images



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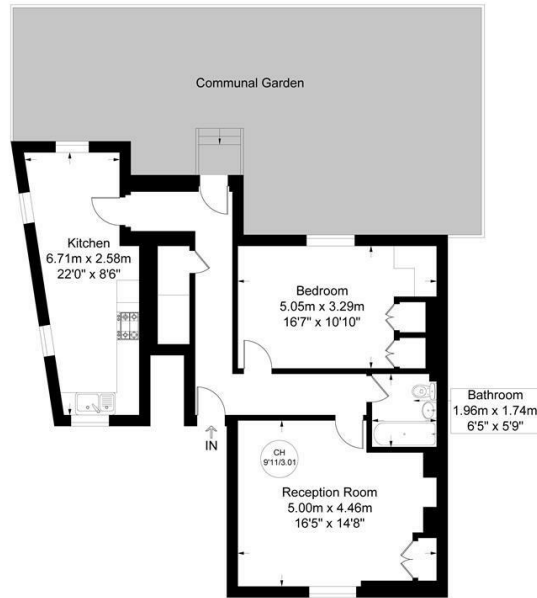
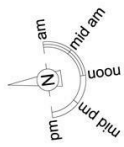
Property Images



Floorplan

Albion Road, N16

Approximate Gross Internal Area = 852 sq ft / 79.1 sq m



Raised Ground Floor



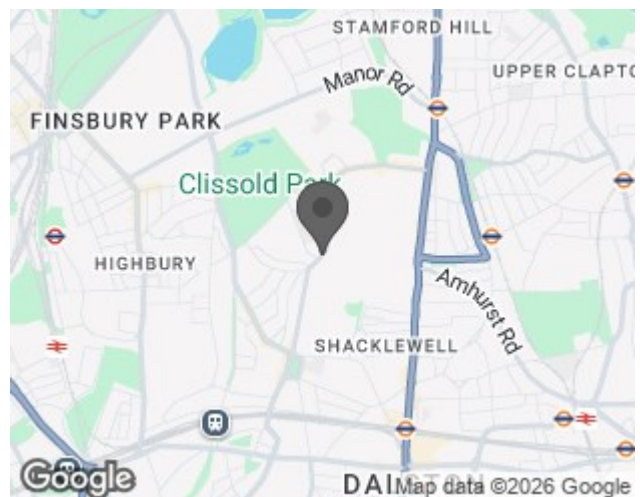
This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Flat - Conversion Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

Summary

Set on the raised ground floor of a handsome period property, this exceptionally spacious one-bedroom conversion offers approximately 852 sq ft (79.1 sq m) of beautifully presented accommodation, together with a share of the freehold and direct access to a generous communal rear garden.

The property features a bright and impressive reception room with a large sash window, high ceilings and fitted shelving. To the rear is a separate 22 ft kitchen/diner, thoughtfully arranged with extensive contemporary cabinetry, a range of appliances, a butler-style sink and herringbone wood flooring. There is ample space for dining, while direct access from the flat leads into the substantial communal garden.

The generously sized double bedroom measures over 16 ft and benefits from extensive fitted wardrobes, along with space for a home-working area. Completing the accommodation is a stylish bathroom featuring distinctive terrazzo-style tiling, a bath and an overhead rainfall shower.

Presented in excellent condition throughout, the property retains plenty of period character, including sash windows, decorative cornicing and attractive stained-glass details, while also offering excellent storage and a particularly well-proportioned layout.

Albion Road is ideally positioned for the independent shops, cafés and restaurants of Stoke Newington Church Street and Newington Green, with Clissold Park also within easy reach. Transport links include Canonbury Overground Station and a wide variety of bus routes providing convenient access to the City and West End.

Features

- Exceptionally spacious one-bedroom conversion • Approximately 852 sq ft (79.1 sq m) • Raised ground floor • Separate 22 ft kitchen/diner • Generous 16 ft reception room • Large double bedroom with fitted wardrobes • Direct access to a substantial communal garden • Presented in excellent condition throughout • Share of freehold • Close to Church Street & Clissold Park