



Flat 14 Sutherland Court, 203 Albion Road, London, N16 9JW

A bright and beautifully presented, two bedroom flat within this small, modern block set back from the road. Recently refurbished and located moments from Stoke Newington Church Street and Clissold Park

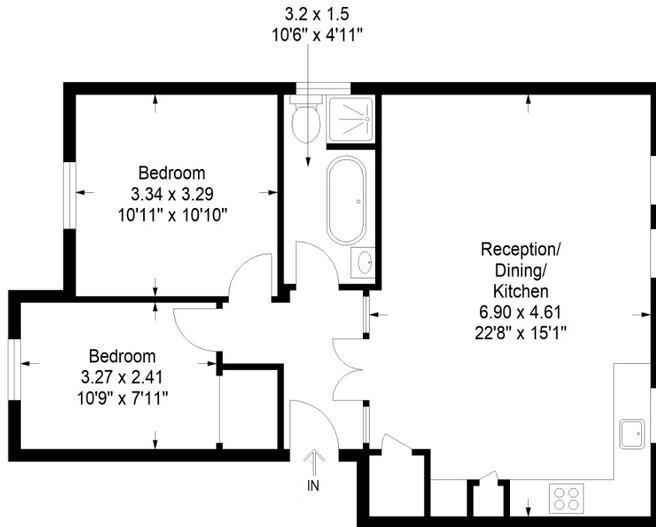
Guide Price £625,000
Leasehold

- **2 Bedrooms**
- **Council Tax Band: C**
- **EPC Rating: TBC**
- **huge loft for storage**
- **wooden flooring**

A super, two bedroom flat arranged on the top floor of this small, modern purpose built block set back from the main road and located a couple of minutes walk from the junction of Albion Road and Stoke Newington Church Street. Beautifully presented accommodation which was thoroughly refurbished by the current owners a couple of years ago. Excellent, open living space with bright, westerly aspect and solid wooden flooring. To one end of the living area is a nicely equipped kitchen. There are two bedrooms and an excellent family bathroom. The flat has the benefit of a boarded loft area, excellent for storage. Electric central heating and reserved parking space included. There are regular bus services on Albion Road and Church Street and the vibrant mix of shops, bars and restaurants together with wide open spaces of Clissold Park are all on one's doorstep. 156 years Leasehold with peppercorn ground rent. Service charge currently £97 per month (£1164 per annum).



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First Floor

Sutherland Court N16

Approximate Gross Internal Area

First Floor = 665 sq ft / 61.78 sq m

Total = 665 sq ft / 61.78 sq m



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Floor plan For Julian Reid

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