



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

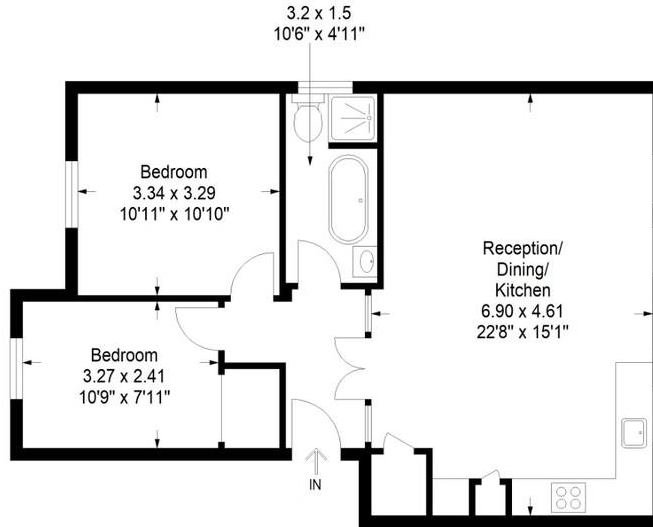
Guide Price £625,000
Leasehold

- **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).



Julian Reid
51 Stoke Newington Church Street London N16 0AR
jreid@julianreid.co.uk Fax: 020 7923 8651
+44 (0) 20 7923 8650



Sutherland Court N16

Approximate Gross Internal Area

First Floor = 665 sq ft / 61.78 sq m

Total = 665 sq ft / 61.78 sq m



First Floor

JULIAN REID SPECIAL DISCLAIMER:-
For Illustration Purposes Only - Not To Scale
Floor plan For Julian Reid

Important notice: Julian Reid, their clients and any joint agents give notice that: 1: They are not authorized to make or give representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of the client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Julian Reid have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

