





ALBION ROAD, LONDON, N16

£500,000 LEASEHOLD

A WELL PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT OF APPROXIMATELY 569 SQ. FT. WITHIN AN ATTRACTIVE EARLY VICTORIAN BUILDING, N16.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A well-presented one bedroom first floor apartment extending to approximately 569 sq. ft. and forming part of this attractive early Victorian building, which benefits from a communal courtyard.

The property comprises a bright and well-proportioned reception room with space for both seating and dining, a separate fitted kitchen, generous double bedroom, shower room, two working fireplaces and useful fitted storage.

The reception room is a particularly good size with large Crittall windows allowing plenty of natural light into the space. The separate kitchen is well arranged with a range of wall and base units, work surfaces and appliances.

The double bedroom is positioned to the rear of the property and benefits from a walk-in wardrobe and wooden flooring. There is also a contemporary shower room and a useful entrance hallway providing additional storage.

The building has a distinctive period character and was built by British master builder Thomas Cubitt, who is renowned for his work on many of London's historic squares and streets, particularly in Belgravia, Pimlico and Bloomsbury.

Albion Road is ideally located for the many independent shops, bars, restaurants and coffee houses of Stoke Newington Church Street, with Newington Green and Dalston also within easy reach. Transport links include Canonbury Station, Dalston Kingsland and Dalston Junction Overground stations, together with a variety of bus routes providing access into The City and West End.

Clissold Park is also close by, offering extensive green space and a range of recreational facilities, while Abney Park, the West Reservoir, Castle Climbing Centre and Woodberry Wetlands are all within easy reach.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

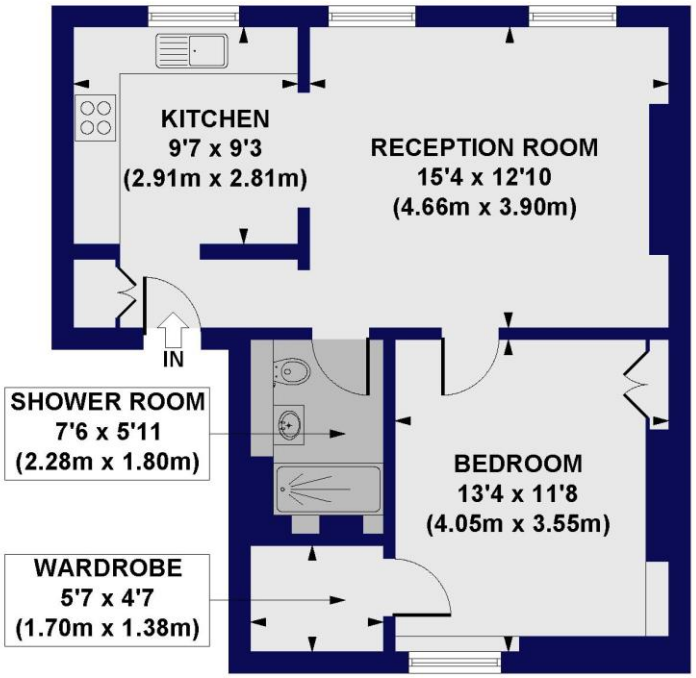






Albion Road, N16

Approx. Gross Internal Floor Area 569 sq. ft / 52.89 sq. m



FIRST FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

https://www.winkworth.co.uk/sale/property/STK260174

Tenure: Leasehold

Term: 148 year and 3 months (Subject to change)

Service Charge: £650 per annum (approx.)

Ground Rent: £ 50 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Stoke Newington | | stokenewington@winkworth.co.uk