



ALBERT ROAD, LONDON, N15
£310,000 LEASEHOLD

**BRIGHT ONE BEDROOM APARTMENT WITH
STUNNING OPEN VIEWS AND EXCELLENT
TRANSPORT LINKS, N15.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A beautifully presented one bedroom apartment enjoying an elevated position with far reaching views across the surrounding greenery. Offering bright and well-proportioned accommodation throughout this is an ideal first home or buy to let investment, combining a peaceful setting with excellent transport links and a wealth of local amenities close by.

The property centres around a generous reception room with attractive parquet flooring which flows seamlessly into a modern fitted kitchen, creating an inviting open plan living space that is perfect for both everyday living and entertaining. Large windows allow natural light to flood the room while framing the open outlook beyond. The spacious double bedroom enjoys the same pleasant views and provides ample room for wardrobes and additional furniture. A contemporary bathroom completes the accommodation, finished in a clean style.

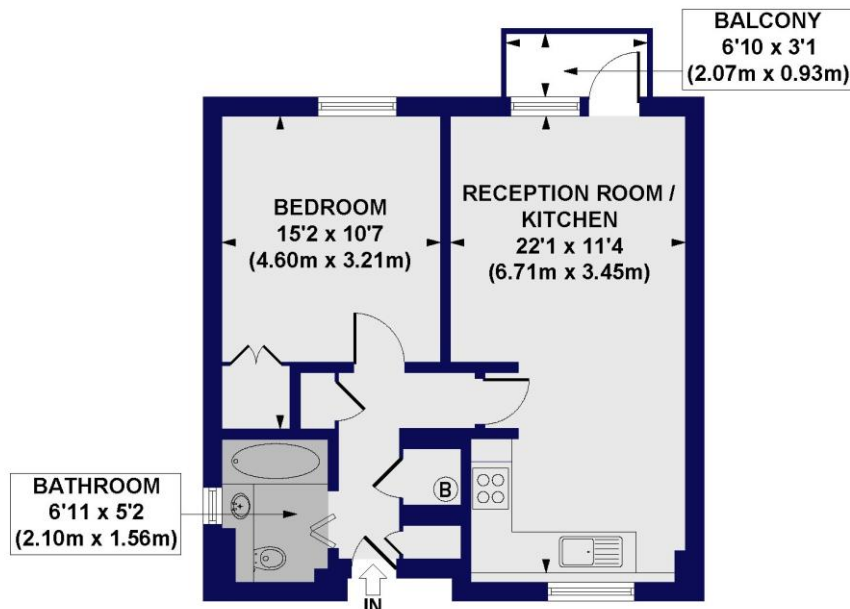
One of the apartment's standout features is its open aspect, offering uninterrupted views over the surrounding greenery and a real sense of privacy that is difficult to find in such a well-connected London location. The elevated position enhances both the natural light and outlook throughout the home.

Albert Road is ideally positioned for the ever popular amenities of Stoke Newington, Tottenham and Stamford Hill. A fantastic selection of independent cafés, restaurants and local shops can be found nearby, while the expansive green spaces of Markfield Park, Springfield Park and the Walthamstow Wetlands are all within easy reach. Excellent transport connections from Seven Sisters and Stamford Hill stations provide swift access into the City, the West End and beyond, making this an ideal home for commuters.

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



Albert Road, N15
Approx. Gross Internal Floor Area 494 sq. ft / 45.93 sq. m



SECOND 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.

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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.



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Tenure: Leasehold

Term: 89 year and 0 months (Subject to change)

Service Charge: £1980 per annum (approx.)

Ground Rent: £ 10 Annually (Subject to review)

Council Tax Band: B

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.