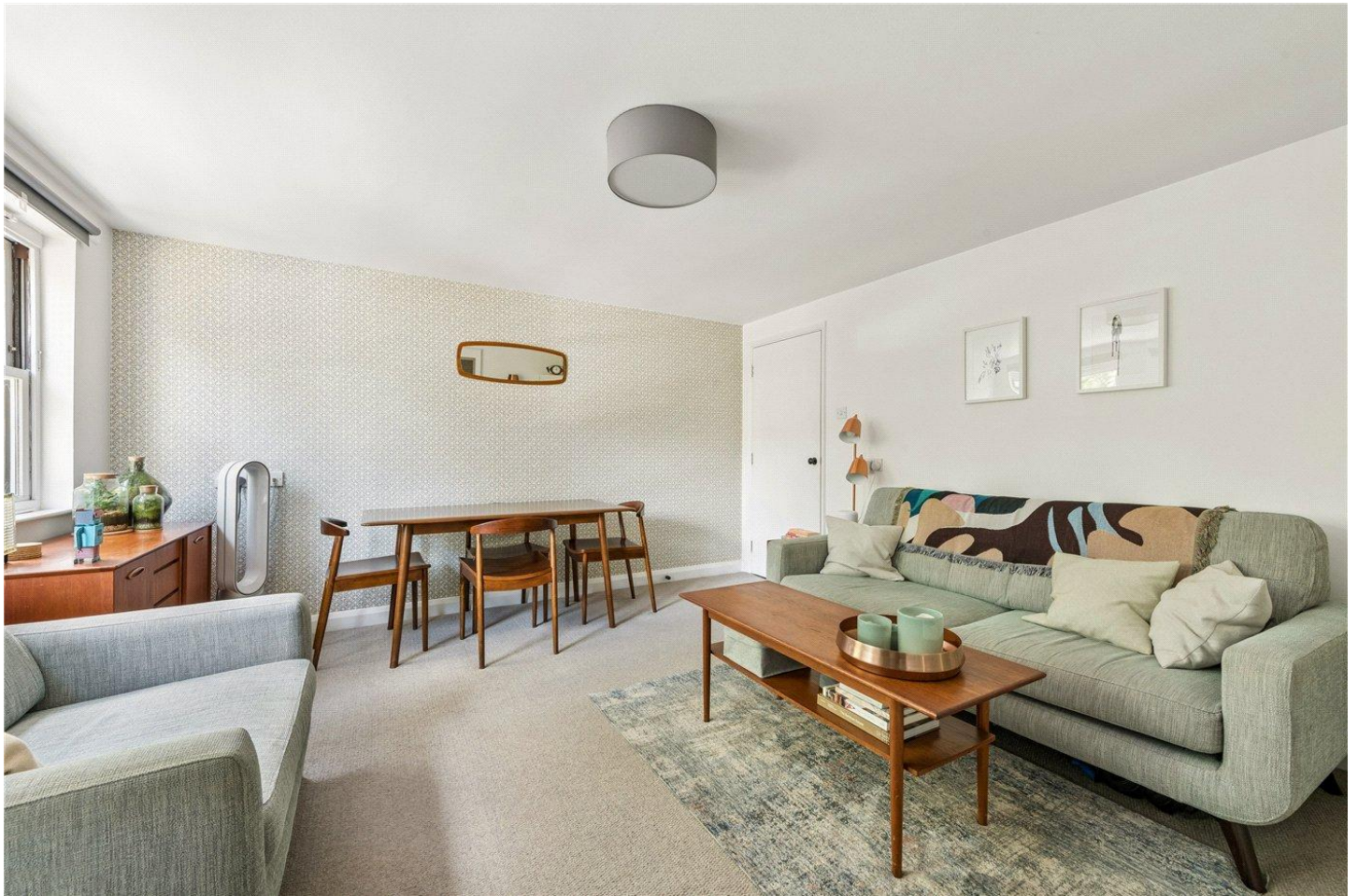




SUTHERLAND COURT, ALBION ROAD, LONDON, N16
£575,000 LEASEHOLD

**SPACIOUS TWO BEDROOM APARTMENT IN A
 SOUGHT AFTER ALBION ROAD LOCATION, MOMENTS
 FROM CLISSOLD PARK AND CHURCH STREET, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Introducing this well-proportioned two bedroom home set within the popular Sutherland Court on Albion Road N16. Offering approximately 719 sq. ft of accommodation, this spacious first floor apartment provides excellent proportions throughout and is perfectly positioned moments away from the award winning Clissold Park and popular Stoke Newington Church Street.

The property comprises a generous reception room providing plenty of space for both living and dining, with a large separate kitchen, two well-proportioned bedrooms and a family bathroom.

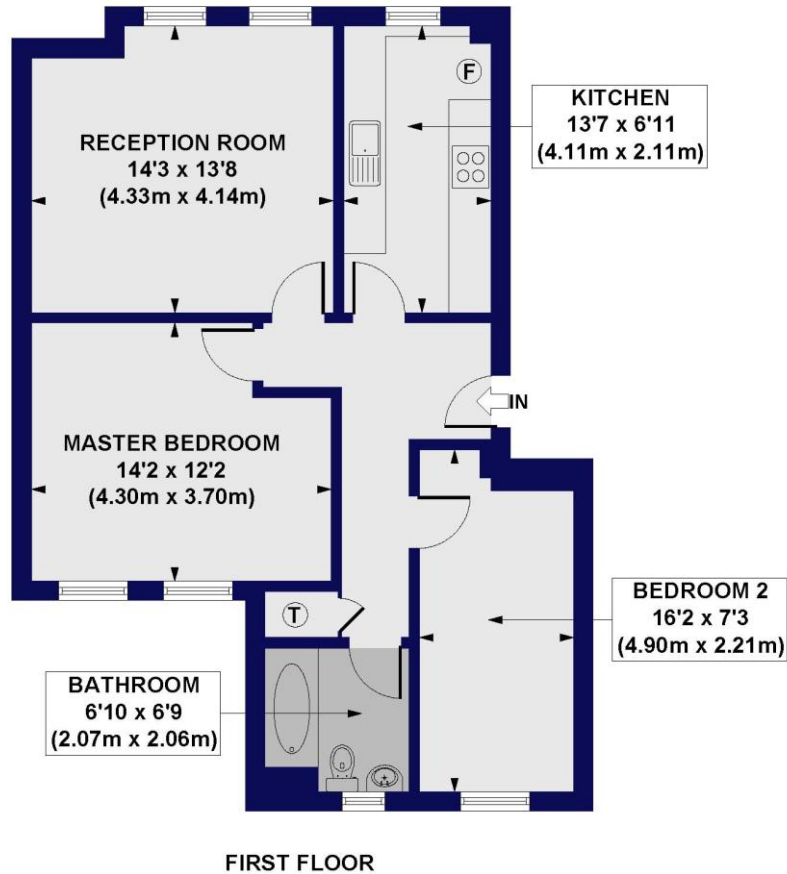
The principal bedroom is particularly spacious while the second bedroom is also generously sized, making this an ideal home for a couple, small family or those looking for additional space to work from home.

Sutherland Court is positioned towards the top of Albion Road, footsteps away from Stoke Newington Church Street's eclectic mix of independent shops, bars and restaurants as well as being within easy reach of all that Newington Green has to offer. Clissold Park is just around the corner, and the peaceful Abney Park Cemetery is within a short walk too. Connections into the City and Central London are swift and simple with the many bus links on Church Street, Albion Road and Green Lanes.

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.



Sutherland Court, Albion Road, N16
Approx. Gross Internal Floor Area 719 sq. ft / 66.76 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260198>

Tenure: Leasehold

Term: 155 year and 0 months (Subject to change)

Service Charge: £1194 per annum (approx.)

Ground Rent: £0 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.