



ARK COURT 54A, ALKHAM ROAD, LONDON, N16  
**£450,000 SHARE OF FREEHOLD**

**A SENSATIONAL, ONE BEDROOM CONVERSION  
 POSITIONED ACROSS THE THIRD AND FOURTH FLOOR OF  
 THIS FORMER CHURCH IN STOKE NEWINGTON, N16.**

Stoke Newington | | [stokenewington@winkworth.co.uk](mailto:stokenewington@winkworth.co.uk)





### DESCRIPTION:

A sensational, one bedroom conversion positioned across the third and fourth floor of this former Church in Stoke Newington, N16. Split over the upper two floors, the property benefits from a south-north facing aspect allowing for abundance of natural light to pour through. Accommodation comprises of a spacious repletion room, leading through to a full equipped kitchen, and double sliding doors opening out to a sensational, south facing balcony. Upstairs you'll find a good-sized double room, with plentiful storage and great views across neighbouring gardens. The property is completed with an upgraded, modern bathroom and a share of the freehold.

Alkham Road is an attractive tree-lined street situated a short stroll from Church Street and The High Street's eclectic array of shops, eateries, pubs and coffee bars. There are excellent transport links to The City and West End with numerous good bus routes and trains to Liverpool Street from nearby Stoke Newington Station (Overground).

\*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.\*

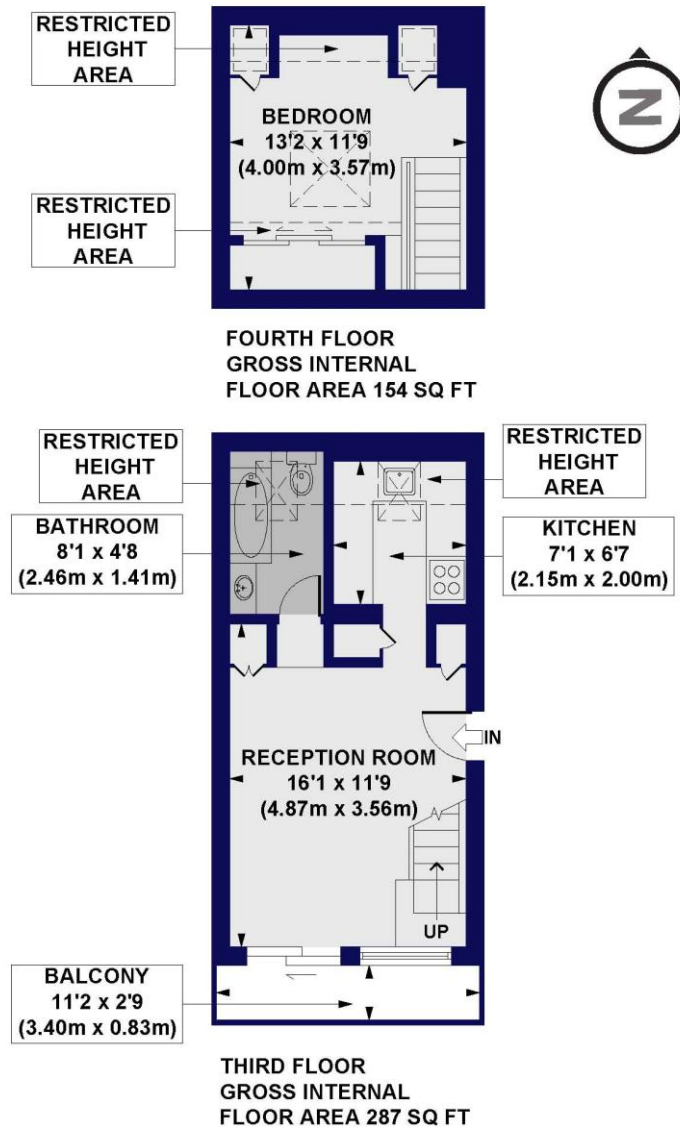




## Alkham Road, N16

Approx. Gross Internal Floor Area 440 sq. ft / 40.91 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 355 sq. ft / 32.98 sq. m (Excluding Restricted Height Area)



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		
55-68	D		
39-54	E	52 E	63 D
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250546>

**Tenure:** Share of Freehold

**Term:** 0 year and 0 months

**Service Charge:** £2200 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were