



ALBION ROAD, LONDON, N16
£950,000 SHARE OF FREEHOLD

**A GORGEOUS 3 BEDROOM DUPLEX WITH
PRIVATE TERRACE, MOMENTS AWAY FROM
CHURCH STREET AND CLISSOLD PARK, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A rare chance to purchase this exceptionally bright and spacious three-bedroom duplex apartment with private terrace, occupying the top two floors of an impressive Victorian home, N16.

Brimming with period charm, the property features sash windows, wonderfully high ceilings and generous living spaces throughout. The accommodation includes a stunning 22ft reception room flooded with natural light, a large kitchen/diner, a contemporary bathroom and a beautiful private 18ft terrace. There are two well-proportioned double bedrooms, plus a versatile third bedroom/home office. Residents also benefit from access to a beautifully maintained mature front and rear communal garden.

Ideally positioned on Albion Road, the property is just moments from the vibrant bars, restaurants and coffee shops of Stoke Newington Church Street and Newington Green, as well as the open green spaces of Clissold Park.

Excellent transport links nearby include Canonbury Station (Overground), Dalston Kingsland and Dalston Junction (Overground), Arsenal (Piccadilly Line), along with numerous bus routes offering swift access to The City and the West End.

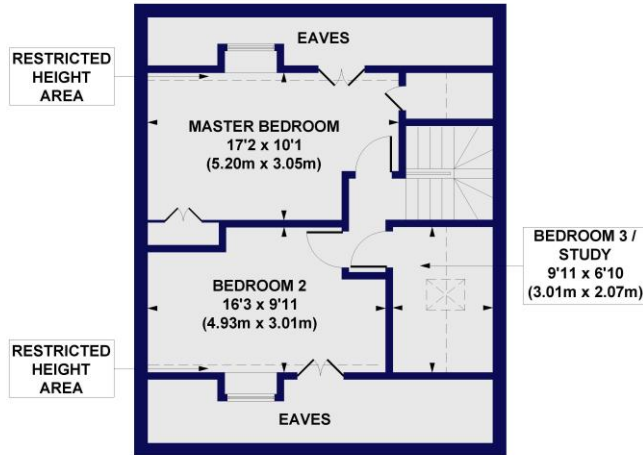
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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



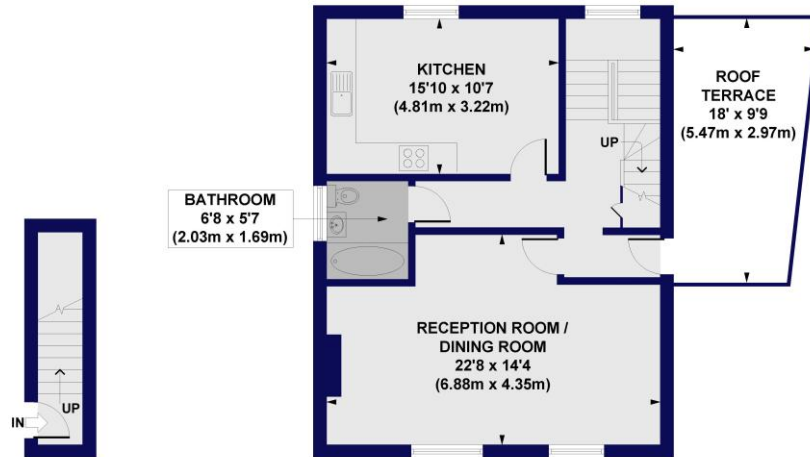
Albion Road, N16

Approx. Gross Internal Floor Area 1380 sq. ft / 128.18 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 1118 sq. ft / 103.84 sq. m (Excluding Restricted Height Area & Eaves)



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 679 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 44 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 656 SQ FT

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		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250536>

Tenure: Share of Freehold

Term: 972 year and 0 months

Service Charge: £1980 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