



ALBION ROAD, LONDON, N16
£925,000 SHARE OF FREEHOLD

**A GORGEOUS 4 BEDROOM DUPLEX PERIOD
CONVERSION SET OVER THE UPPER FLOORS OF
AN IMPRESSIVE VICTORIAN HOME, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A rare opportunity to acquire this exceptionally bright and spacious 4 bedroom duplex apartment arranged over the upper floors of an impressive Victorian home in N16.

The accommodation is accessed via a first floor entrance with stairs rising to the main living level. The second floor features a superb open plan reception and kitchen extending over 23ft, creating an impressive entertaining space filled with natural light. This level also provides a generous principal bedroom, a well-proportioned second bedroom and a separate WC.

The upper floor offers two further spacious double bedrooms, a family bathroom and useful eaves storage.

The property retains charming period character throughout including sash windows, high ceilings and excellent proportions. Residents also benefit from access to attractive mature communal gardens to the front and rear.

Ideally located on Albion Road the property is moments from the shops, cafes and restaurants 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), Stoke Newington Station (Overground), along with numerous bus routes offering swift access to The City and the West End. The property is also within recent catchments of the highly sought after primary schools such as Grasmere and Betty Layward.

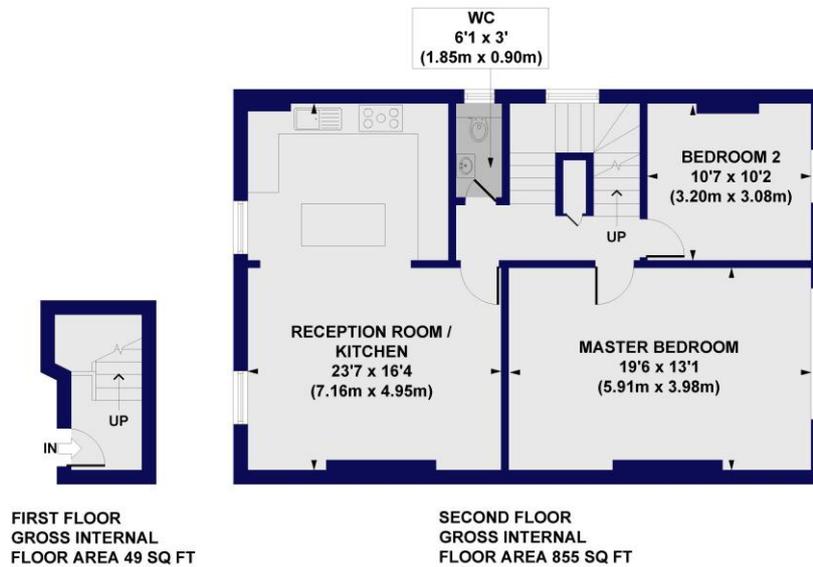
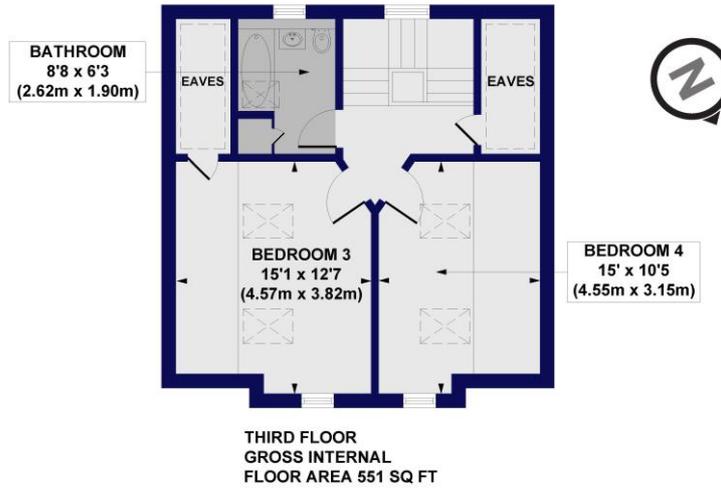
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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



Albion Road, N16

Approx. Gross Internal Floor Area 1456 sq. ft / 135.23 sq. m (Including Eaves)

Approx. Gross Internal Floor Area 1379 sq. ft / 128.15 sq. m (Excluding Eaves)



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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250524>

Tenure: Share of Freehold

Term: 972 year and 1 months (Subject to change)

Service Charge: £1980 per annum (approx.)

Ground Rent: £ 1 Annually (Subject to review)

Council Tax Band: E

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.