

ALBION ROAD, LONDON, N16
£750,000 LEASEHOLD

**A CHARMING SPLIT LEVEL THREE DOUBLE
 BEDROOM APARTMENT IN A BRILLIANTLY
 LOCATED CUBITT BUILT BUILDING, N16**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Beyond the communal courtyard, this property occupies the first and second floor of this early Victorian era building.

The first floor of the property comprises a bright reception room finished with an original fireplace, Crittall style windows and overlooking the treeline Barbould Road. To the side, one finds a separate eat-in kitchen, large double bedroom to the rear and a family bathroom.

On the second floor, you are greeted with two further airy double bedrooms provided with a pair of centre pivot windows. One of these bedrooms offers significant eaves storage and further eaves storage is available on an additional space on the landing.

As well as having built this property, British master builder Thomas Cubitt (25 February 1788 – 20 December 1855) is renowned for having worked on the construction of many of London's historic squares and streets, particularly in Belgravia, Pimlico, and Bloomsbury.

Albion Road is located only moments away from the many bars, restaurants and coffee houses of Stoke Newington Church Street, Newington Green and trendy Dalston. Transport links include, Canonbury Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a variety of bus routes into The City and West End.

The area offers a range of outstanding and good rated primary, secondary schools and nurseries. For recreation, the property is very close to Clissold Park, a large green space with a children's playground, tennis courts, paddling pool, skate park, ponds, animal enclosures and Clissold House café. The Clissold Leisure Centre is moments away and Abney Park, the West Reservoir, Castle Climbing Centre and Woodberry Wetlands are also a short distance away.

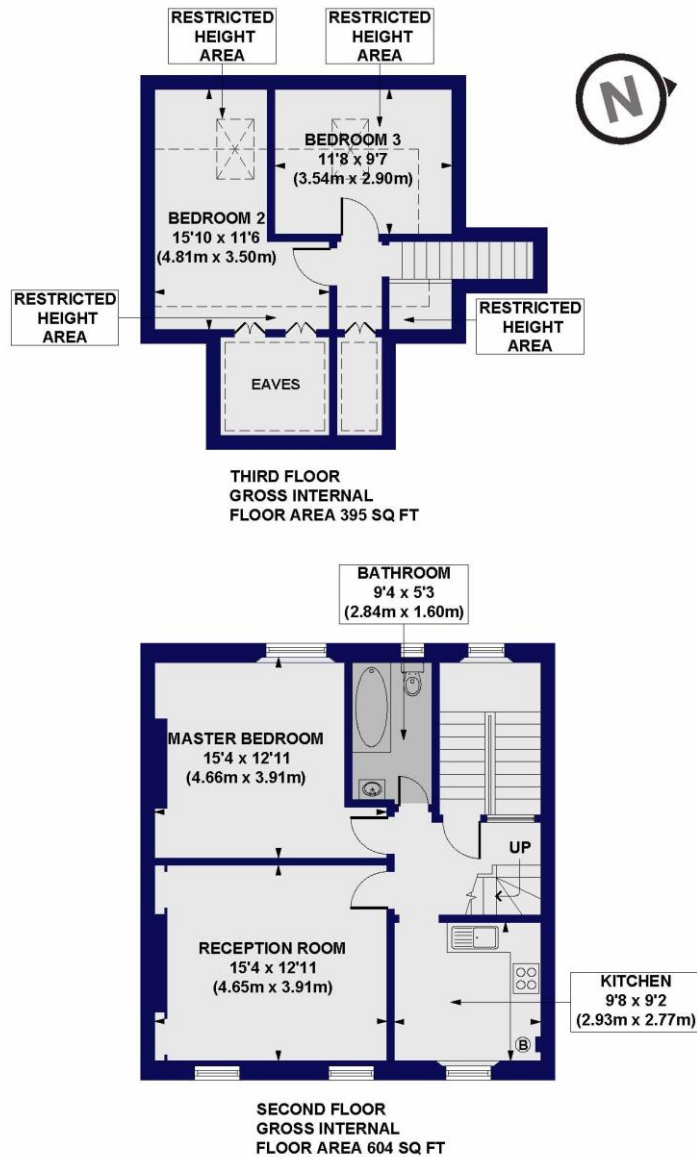
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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



Albion Road, N16

Approx. Gross Internal Floor Area 999 sq. ft / 92.82 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 803 sq. ft / 74.57 sq. m (Excluding Restricted Height Area & 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.

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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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |



<https://www.winkworth.co.uk/sale/property/STK250070>

Tenure: Leasehold

Term: 149 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 100 Annually (subject to increase)

Council Tax Band: D

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