



ALBION ROAD, LONDON, N16  
**£500,000 LEASEHOLD**

## BEAUTIFUL ONE BEDROOM PERIOD CONVERSION WITH ACCESS TO LANDSCAPED COMMUNAL GARDENS

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## DESCRIPTION:

Situated on the first floor of an elegant Georgian building on Albion Road, this beautifully presented one-bedroom period conversion is brimming with original charm and character. The property enjoys an abundance of natural light, courtesy of the impressive high ceilings and striking floor-to-ceiling sash windows, creating a bright and airy atmosphere throughout. The well-proportioned living room, seamlessly flowing into a modern, fully-equipped kitchen, offers an inviting space perfect for entertaining. To the rear of the property, the spacious double bedroom provides excellent in-built storage alongside quiet and peaceful views over the neighbouring gardens. A large contemporary bathroom, thoughtfully positioned, neatly separates these living areas.

The flat also benefits from off-street parking and access to tranquil rear communal gardens.

Albion Road is a highly sought-after residential street in the heart of Stoke Newington. Situated within the catchment of outstanding primary and secondary schools, it also boasts excellent transport links. In addition to numerous bus routes, the property offers convenient access to Dalston Kingsland, Canonbury Overground, and Stoke Newington Station, making it perfect for commuters. Just a stone's throw away, Church Street offers a vibrant mix of independent shops, bars, and restaurants, while the ever-popular Newington Green enhances the area's charm with its village-like atmosphere, bustling cafes, and unique local shops. The expansive green spaces of Clissold Park are also within easy reach, adding to the area's appeal.

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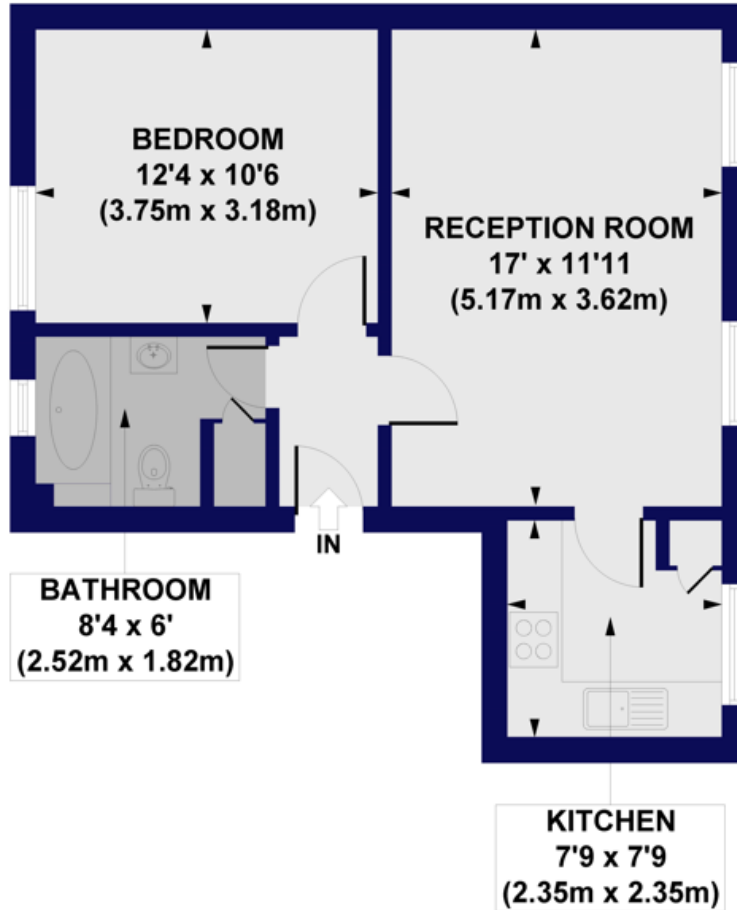




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 Approx. Gross Internal Floor Area 491 sq. ft / 45.6 sq. m

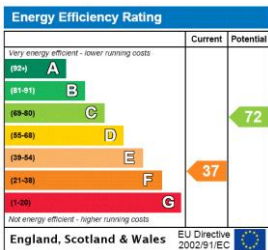


**FIRST FLOOR**

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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.



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