



ALLEN ROAD, LONDON, N16
£700,000 SHARE OF FREEHOLD

BEAUTIFULLY REFURBISHED 2 BEDROOM PUB CONVERSION MOMENTS FROM NEWINGTON GREEN

Stoke Newington | | stokenewington@winkworth.co.uk

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DESCRIPTION:

This stunning two-bedroom flat perfectly combines period charm with modern style. With high ceilings and grand sash windows, the property is flooded with natural light, creating a bright and spacious feel throughout. Recently refurbished and offering the potential to add a roof terrace (subject to consents), it's an ideal opportunity for a buyer to move straight in and make it their own.

The flat is accessed via a private entrance, leading into a gorgeous open-plan living room and kitchen. Fully equipped with plenty of storage and worktop space, it's a fantastic area for cooking, relaxing, and entertaining. There are two generous double bedrooms, with the master bedroom featuring a built-in wardrobe and clever storage solutions. The large second bedroom offers versatility, making it an ideal guest room with ample space. A separate utility room and a sleek, contemporary family bathroom complete the property.

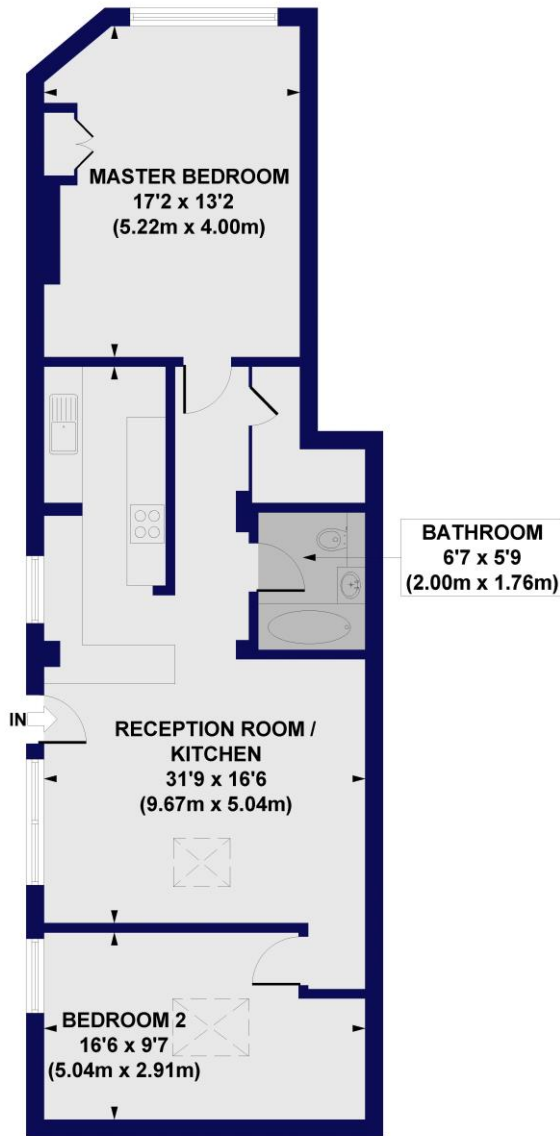
Allen Road is a quiet and highly sought-after residential street in the heart of Stoke Newington. Situated within the catchment of outstanding primary and secondary schools, it also boasts excellent transport links. In addition to numerous bus routes along Albion Road, the property offers convenient 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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Approx. Gross Internal Floor Area 845 sq. ft / 78.5 sq. m

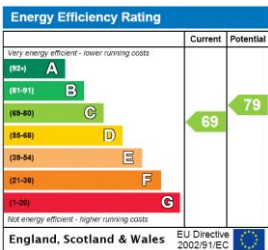


GROUND FLOOR

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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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