



ALBION ROAD, STOKE NEWINGTON, N16

2 BED APARTMENT

£2,250 PCM

Two bedroom (No living room) apartment in a lovely period conversion in between the many amenities of Newington Green and Stoke Newington, moments from the green spaces of Clissold Park.

The property features two double bedrooms, separate modern fully-kitted kitchen and a modern tiled bathroom suite.

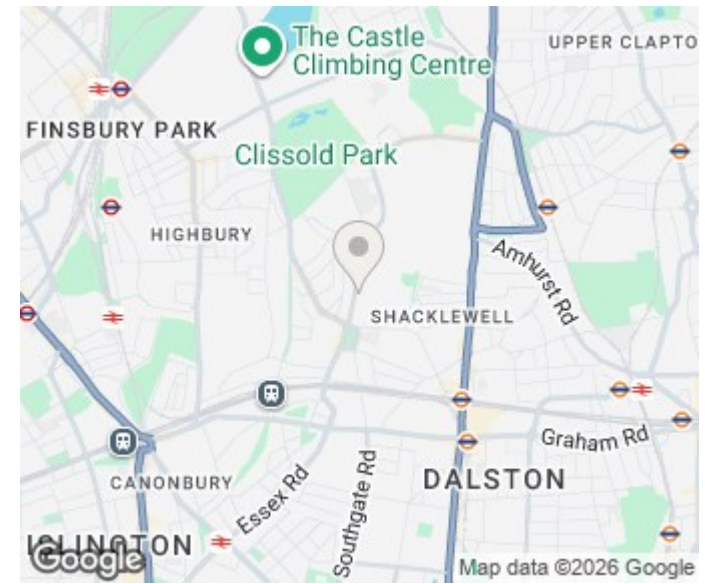
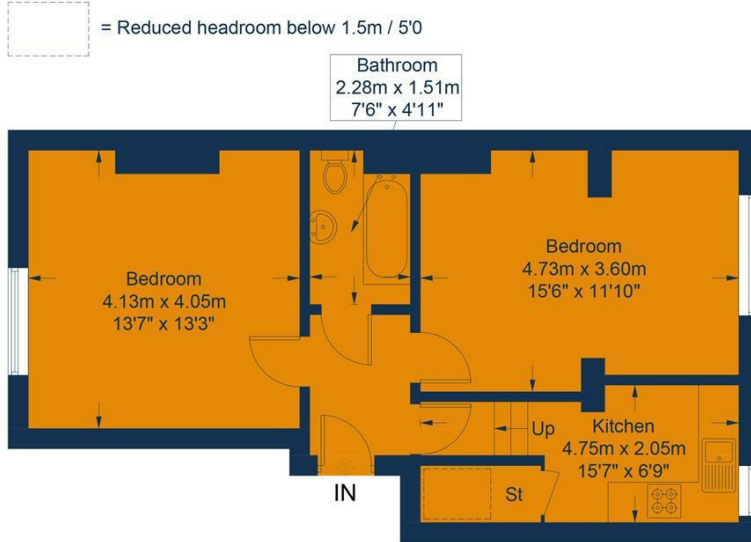
Located just moments from the vibrant shops, bars and restaurants of Stoke Newington and the local eateries of Newington Green, with beautiful Clissold Park on your doorstep. There are excellent transport links with Canonbury Station (National Rail) within walking distance and an abundance of buses servicing the city and central London.

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Albion Road, N16

**Approximate Gross Internal Area = 51.42 sq m / 553.48 sq ft
(Including Restricted Height)**

Restricted Height = 9.57 sq ft / 0.89 sq m



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Raised Ground Floor

This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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