



## FLAT 3 126 ALBION ROAD LONDON, N16 9PA

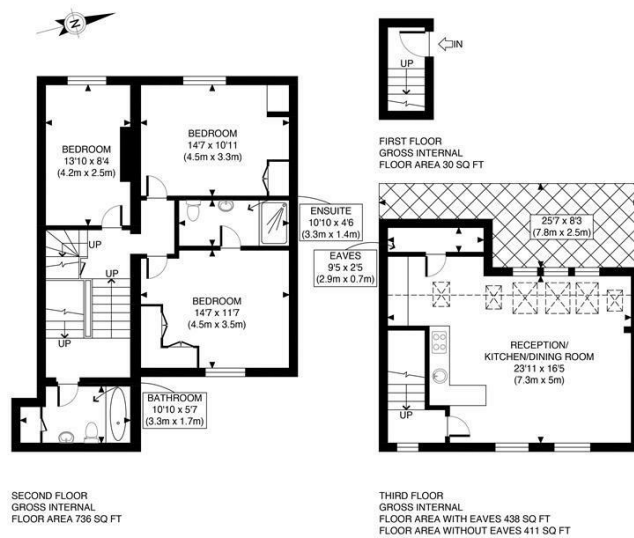
**£875,000**  
SHARE OF FREEHOLD

A beautifully presented (1200sq foot) split-level three bedroom, two bathroom apartment featuring a large private roof terrace. The property is situated on 2nd and 3rd floor.

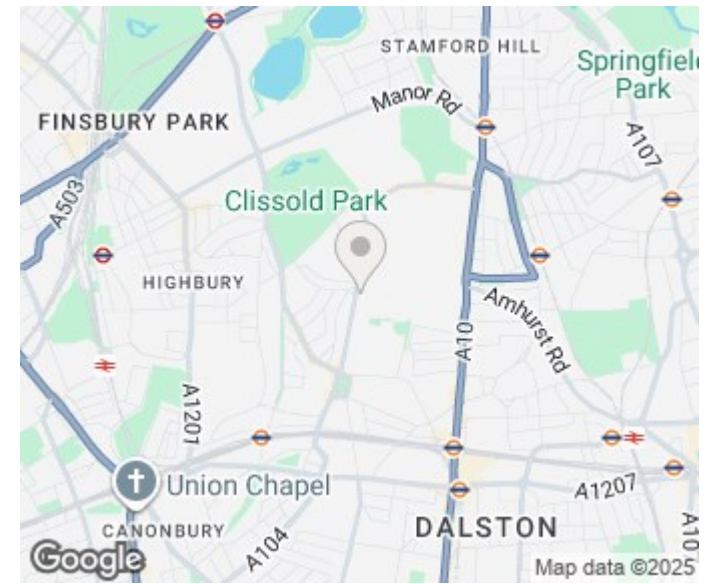
The property offers a luxury finish throughout and features a wonderful, bright open-plan living room, leading to a private terrace and a fully integrated kitchen with modern appliances

The first floor comprises of three double bedrooms (one master and 2 good size doubles) and two bathrooms, one with shower over bath and and with standing shower (en-suite)

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APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1204 SQ FT / 112 SQM	Albion Road
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1177 SQ FT / 109 SQM	date 13/05/23
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	



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

Hemmingfords Lettings & Sales  
Second Floor  
34 Upper Street  
London  
N1 0PN

020 3890 7470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

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