



Fixed price £1,300,000  
Albion Road, N16



 **5**  
Bedrooms

 **3**  
Bathrooms



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- Scope to create a large 1 bed basement apartment with separate living space (or 2 bed, open plan kitchen reception)
- Currently arranged as 2 flats Shop Terrace
- Situated moments from Newington Green & Stoke Newington Church Street
- Good transport links, including popular bus routes
- Catchment area for good schools
- EPC = D

Aads Property Management are proud to present a unique opportunity to acquire a freehold property, currently arranged as a studio apartment, a two bed apartment, a Barbers shop and an undeveloped basement with potential to create a large One Bed Apartment with separate living space or a 2 Bed Apartment with open plan reception kitchen, planning permission has been obtained previously and can be obtained once again. situated moments from Newington Green & Stoke Newington Church Street, must be viewed to be truly appreciated. Albion Road is exceptionally well placed for so much of what the area has to offer, with a plethora of cafes, restaurants and trendy bars found at Dalston and Kingsland Road to the East, Stoke Newington to the North and Newington Green only moments away, with the delightful greenery and leisure amenities of Clissold Park just a short stroll. Transport can be found at Dalston Kingsland, Dalston Junction, Canonbury Station (London Overground) and Stoke Newington station (trains to Liverpool Street), with a number of bus routes running on Green Lanes and Newington Green Road.