



Albion Road, London, N16

- Chain free
- Private terrace
- Open plan living
- Close to Church Street
- Period conversion
- Study room
- Good condition throughout
- Close to Newington Green

Asking Price £550,000



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DESCRIPTION

Offered chain free, this beautifully presented one bedroom first floor flat is set within an attractive period conversion on the ever-popular Albion Road, Stoke Newington, extending to approximately 463 sq ft (43.0 sq m).

The property offers a bright and spacious open plan kitchen and reception room to the front, with large bay windows allowing for an abundance of natural light. The kitchen is well-appointed with modern fittings and ample storage, seamlessly flowing into the living space, ideal for both relaxing and entertaining. To the rear is a well-proportioned double bedroom with built-in storage and double doors opening onto a private west-facing terrace. A stylish bathroom is centrally positioned, finished with classic tiling and a freestanding bath with overhead shower.

A particularly unique feature is the additional study/office room accessed directly from the terrace, offering an ideal work-from-home space or flexible use depending on requirements.

Albion Road is ideally located for the vibrant amenities of Stoke Newington Church Street, Highbury Barn and Newington Green, along with nearby green spaces including Butterfield Green and Clissold Park. Excellent transport links are available via nearby bus routes and Canonbury Overground Station, providing swift access into the City and beyond.





FIRST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA - 463 sq.ft. (43.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact StokeNewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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