



## Ark Court, Alkham Road, London, N16

- Chain free
- Light & airy
- Off-street Parking
- Close to Transport Links
- Top floor
- Church conversion
- Quiet street
- Close to Clissold, Abney and Springfield Parks

**Price £325,000**



**Tenure: Leasehold -  
Share of Freehold**

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# Ark Court, Alkham Road, London, N16

## DESCRIPTION

Offered to the market chain free and located in the heart of Stoke Newington, this stylish, light & airy one bedroom apartment is set within a stunning church conversion offering over 485 sq. ft. (45 sqm.) of internal accommodation, along with off-street parking.

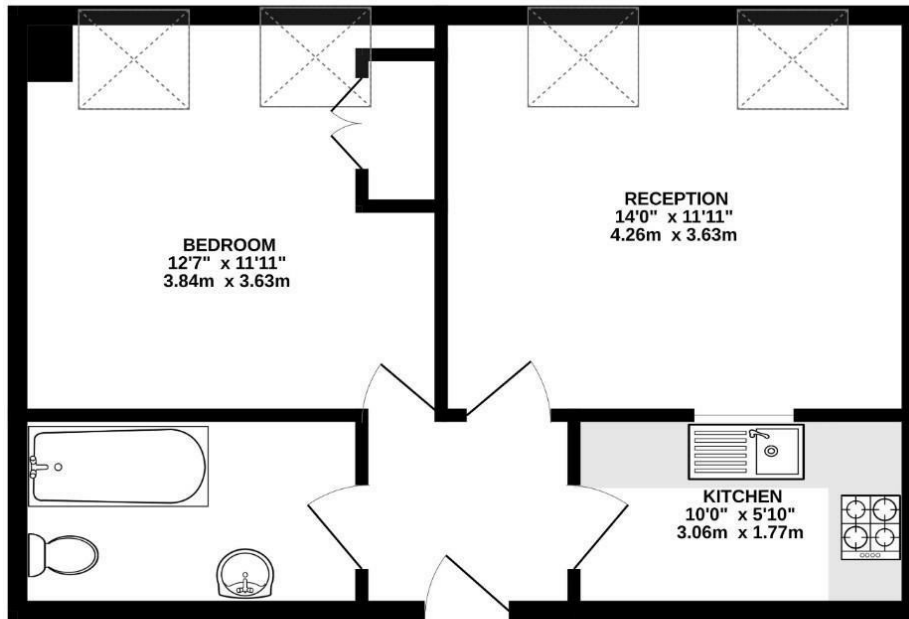
Available to view by appointment only, the property is situated on the second (top) floor, and is comprised of a large reception room, separate kitchen, master bedroom, tiled bathroom and ample storage.

Ark Court is a church conversion, situated on Alkham Road, a quiet residential tree-lined street moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street and High Street, as well as being a stone's throw from the green space of Stoke Newington Common and a short walk from the stunning wide open spaces of Clissold Park, Springfield Park and Abney Park.

Transport links include Stoke Newington Station (Overground) and Rectory Road Station (Overground) for those quick trips into London and a variety of bus routes into The City and West End.



THIRD FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA - 486sq.ft. (45.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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## Viewing

Please contact our Hunters Stoke Newington Office on 020 7249 7499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16

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Tel: 020 7249 7499 Email:

<https://www.hunters.c>



Council Tax: C

## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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