



LOVE LIVING
HACKNEY



170 Albion Road, London, N16 9JR

£2,400





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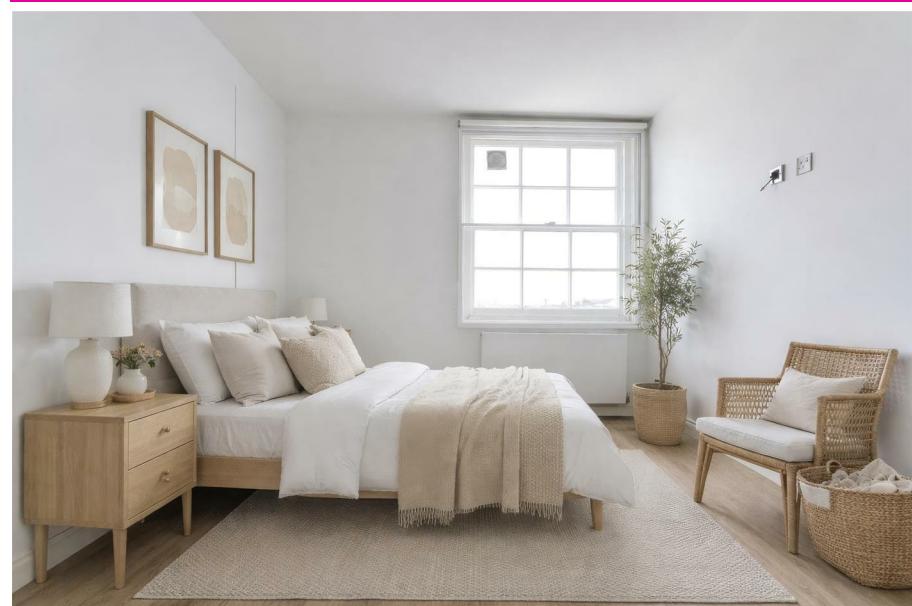
170 Albion Road

London, N16 9JR

- Two double bedrooms
- Top floor
- Short walk to Newington Green and Stoke Newington high street
- Sought after location
- Close to Clissold Park
- Sash windows

The Home -

This two-bedroom apartment is available on a long term rental on the sought after Albion Road. Positioned on the top floor, the apartment has sash windows, built in storage and plenty of natural light thanks to west facing windows in the main living space and one of the bedrooms. Albion Road is superbly located to enjoy the best of Newington Green and Stoke Newington with their fine array of restaurants, cafes and shops. The open green space of Clissold Park is a short walk away.



The Indoors

After entering you are greeted with a good size hallway with doors leading to the two bedrooms, the open plan living living/reception room which has two large sash windows facing west which allows the natural light to flow through the space. Both bedrooms are good sized doubles and have sash windows, plus one of the bedrooms has a built in wardrobe.

Loving the location

Albion Road is a perfectly located within minutes of Stoke Newington, Clissold Park and Newington Green.

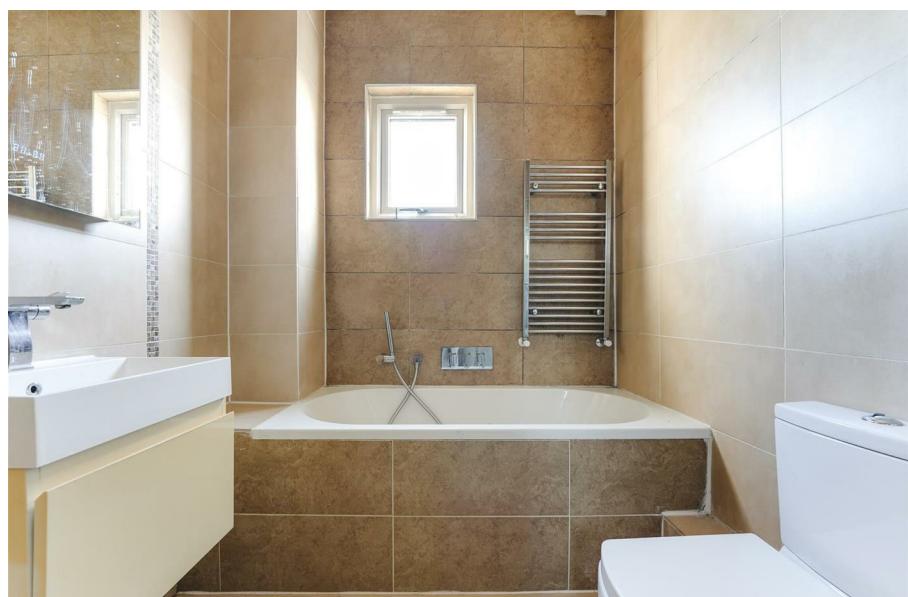
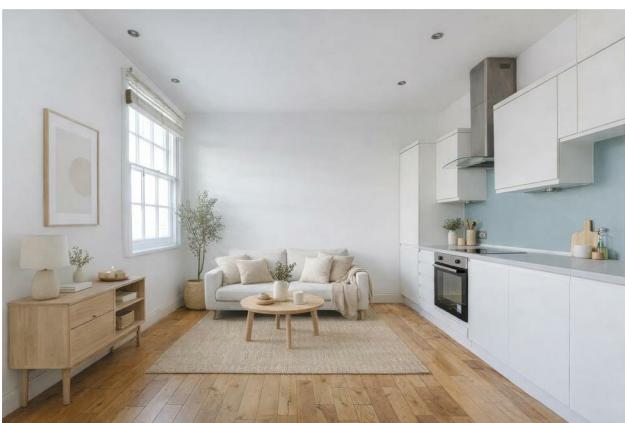
At the heart of Newington Green is a four-way junction where Stoke Newington, Canonbury, Dalston and Green Lanes meet. Residents love Newington Green because of the close community and village atmosphere. Plenty of tree-lined residential streets just off the main thoroughfare lead to a plethora of fantastic cafes, bars and restaurants, some of the highlights include the ever popular Jolene, Yield wine bar and the lady Mildmay pub. If you like to eat,



drink and be merry, you're in for a treat here, it's approach road are sprinkled with bustling cafés, lively, dog-friendly pubs, and popular independent shops. The fresh veg from Newington Green Fruit & Vegetables. The north-east London postcode is high in demand and is awash with creativity, boutique shops and the latest restaurants.

Church Street is full of artisan coffee shops and smart cafés every few yards including Caffeine London; The Good Egg; The Blue Legume; The Green Room and The Last Crumb Café. There is a wide choice of restaurants including Franco Manca chain pizzeria; Fanny's Kebabs, now with three branches; Spanish restaurant Black Pig with White Pearls; The Haberdashery for brunch and lunch; Yum Yum, a long-standing modern Thai restaurant in a fine Georgian house.

Clissold Park is a 55 acre community park that has tennis courts, a bowling green, ornamental lakes, an aviary and an animal enclosure with deer, goats and chickens, as well as an attractive cafe at the 18th century Grade II listed Clissold House. There is a woodland park and nature reserve at Abney Park Cemetery, where entry is free, and there are lots of activities on offer, from wooden spoon carving to guided nature walks.

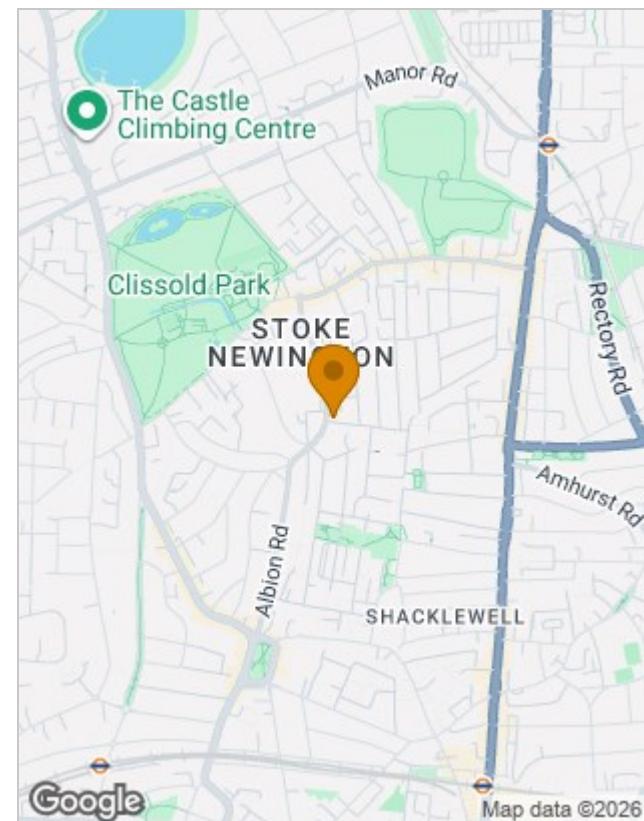




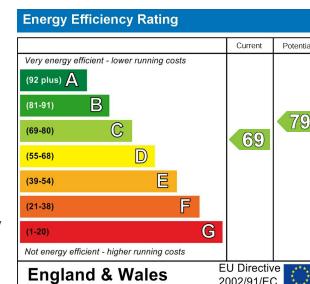
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.