



## Allerton Road, London, N16 5UF

Offers in excess of: £700,000

**2 Total Bedrooms | 1 Reception Room | 1 Bathroom**

A beautifully presented two-bedroom garden flat set within a charming period conversion on one of Stoke Newington's most sought-after residential streets. Offering generous living space, a private garden, and easy access to the vibrant amenities of Church Street and excellent transport links.

- Large private garden backing onto the West Reservoir
- 2 double Bedrooms
- Chain Free
- Set within an attractive Victorian conversion
- Sought-after Stoke Newington location close to Church Street & Newington Green





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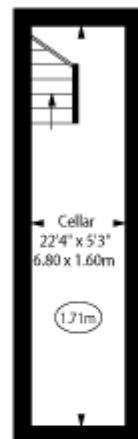
Set within an elegant Victorian terrace, this charming two double bedroom garden flat offers a wonderful blend of period character and modern living. The property boasts a generous reception room with period features throughout, along with a bright kitchen/dining space, and two double bedrooms. To the rear, a large private garden provides an excellent space for entertaining, dining, or simply relaxing outdoors, backing onto the West Reservoir to create an oasis of calm, privacy and tranquillity in the heart of Stoke Newington.



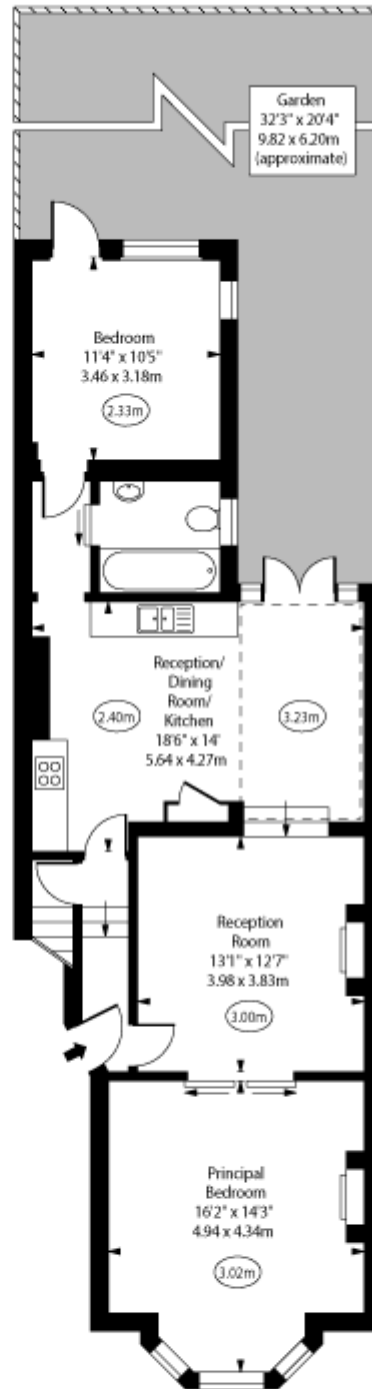
Allerton Road, N16



○ - Ceiling Height



Lower Ground Floor

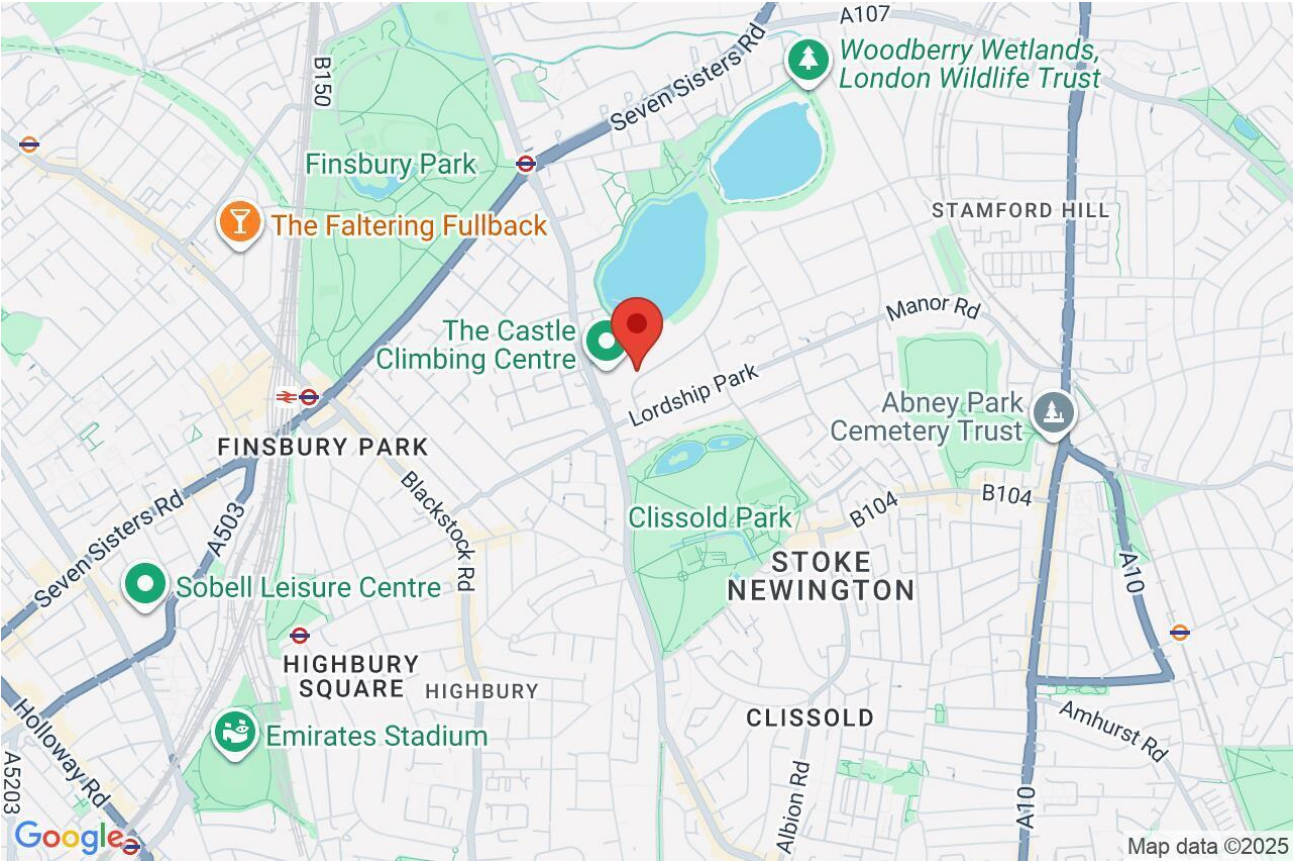


Ground Floor

Approx Gross Internal Area 1000 Sq Ft - 92.90 Sq M  
(Including Cellar)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS, Not To Scale.  
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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		