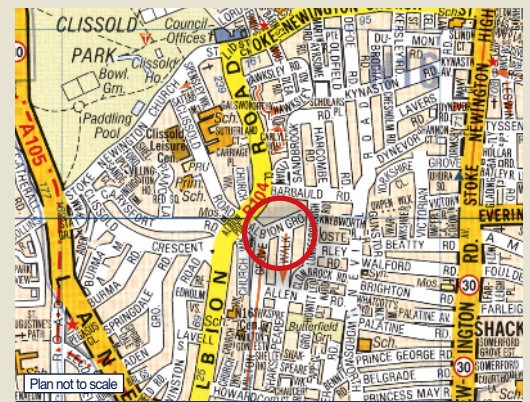


LOT 73

4 Albion Grove Stoke Newington, London N16 8RG

In the Same Family Ownership for about 40 Years



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This plan is based upon the Ordnance Survey Map with the sanction
of the Controller of H M Stationery Office.

Of interest to owner occupiers and developers. A good sized attractive eight room four storey mid terrace house of character requiring modernisation, in one of Stoke Newington's premier residential locations – Vacant

Tenure

Freehold.

Location

- Situated near the junction of Albion Grove and Albion Road in a popular sought after residential location
- Local shopping amenities are close by, whilst the fashionable shops, cafés and restaurants along Stoke Newington Church Street and Islington are conveniently nearby
- The leisure areas of Butterfield Green and Clissold Park are easily accessible

🚇 Arsenal (Piccadilly Line), Dalston Kingsland (Overground)

🚗 Rectory Road

Description

- A good sized attractive four storey mid terrace house
- The interior, which has gas central heating, high ceilings and a number of character features, requires modernisation, giving the buyer the opportunity to carry out improvements to their own specification
- South facing rear garden of about 50ft

Accommodation

- Lower Ground Floor – Entrance Hall, Two Rooms, Kitchen with Shower Cubicle, Separate WC
- Ground Floor – Entrance Hall, Two Rooms, Kitchen
- First Floor – Two Rooms, Kitchen, Bathroom/WC
- Second Floor – Two Rooms
- Rear Mezzanine – Attic Store

**Viewing. Please refer to our website
www.savills.co.uk/auctions**