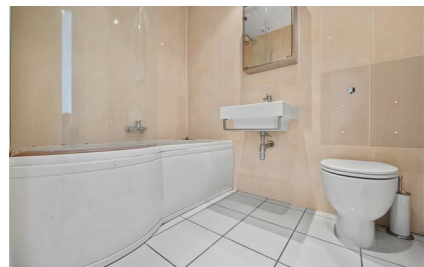




M&M
PROPERTY

15 Albion Road, N16

£2,350 PCM



A very spacious two bedroom apartment in the heart of Newington Green, N16. This property offers an abundance of space, with two very good sized double bedrooms, a modern integrated kitchen with space for dining, a separate reception which leads on to the private balcony and a stylish bathroom, with shower over the bath. The property further benefits from the use of a private secure gated car park at the rear.

The property is located on Albion Road, N16, just a 30 second walk from Newington Green and the local amenities, not to mention being very close to the nearby hotspots of Stoke Newington Church Street, Dalston, and further afield, Shoreditch and Islington's Angel, Upper Street and Essex road areas, all of which have a plethora of bars, cafes, restaurants and shops at your disposal.

The transport links include a wealth of bus routes that connect to The City and West End, with the nearby Canonbury Overground Station also offering access in to The City.

FOR FURTHER INFORMATION

**Please call
M & M PROPERTY
on 020 7704 0664**

M&M Property | Sales, Lettings and Property Management


T 020 7704 0664 | F 020 7704 0736 | enquiries@mandmproperty.co.uk
97 Newington Green Road, Islington, London N1 4QX | mandmproperty.co.uk




- Two Bedrooms
- Separate Reception
- Modern Bathroom
- Clissold Park Nearby
- Close to Canonbury and Dalston Overground Stations

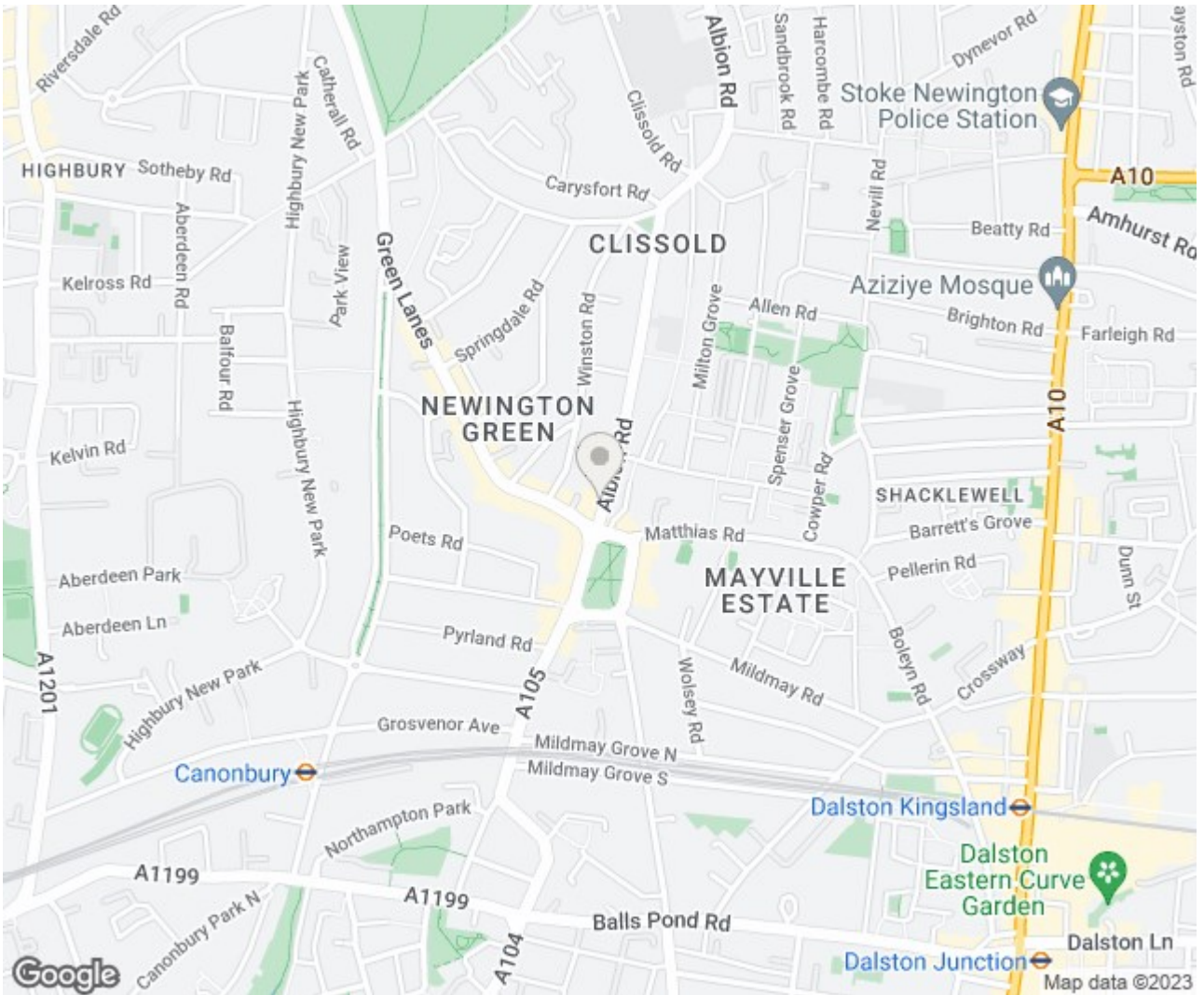
- Private Balcony
- Kitchen Diner
- Private Gated Car Park
- Newington Green, N16

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		
	75	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they should not be relied upon for carpets and furnishings.