



BUTLER & STAG

Allen Road | London
| N16

Physical viewings taking place - VIDEO TOUR AVAILABLE

A unique opportunity to live in the large four bedroom modernized, period property spanning over 1000sqft in a fantastic location.

• Four double bedrooms • Two bathrooms • Period conversion • Modern finish • Spread over 3 floors • Exposed brick • Mezzanine

£2,800 Per Calendar Month |

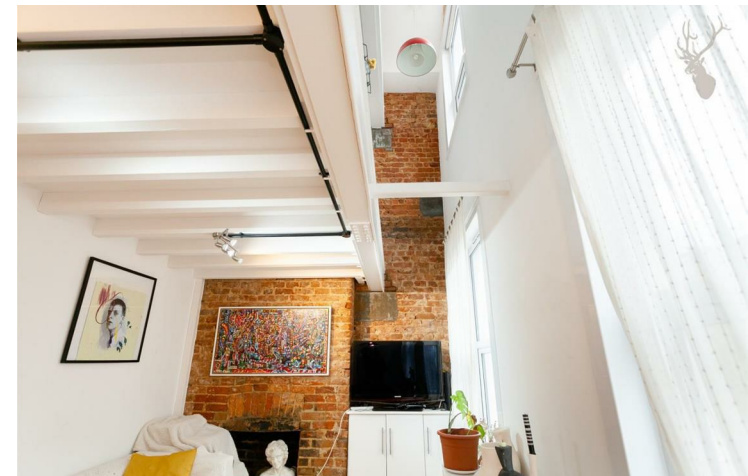
This property boasts a large living room with exposed brick and large windows that bathe the property with a wealth of natural light. The kitchen and living room are separated over two floors but are connected by a mezzanine, creating a bright and airy feeling. The kitchen itself comes with fully integrated appliances and room for a dining table. The four double bedrooms are of a good size and come with ample room for desks and carpeted floors. The two three piece bathrooms are easily accessed by all rooms.

This highly desirable location offers superb transport links, both Dalston Kingsland and Stoke Newington train stations are a short walk away and 24hr bus links are also available. These links offer quick access to the City and beyond.

3D Virtual Tour - This property has a fully immersive walk through.

Butler & Stag is delighted to offer Virtual Viewings to all of our residential clients. This innovative 3D property technology allows prospective buyers or tenants to immerse themselves with a virtual walk through of each of our properties 24 hours a day, 7 days a week, whilst in the comfort of their home, work or wherever they may be.

Like what you see? Please contact us for more information and to arrange a physical viewing.



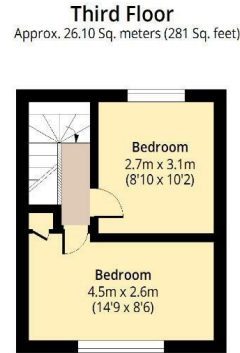
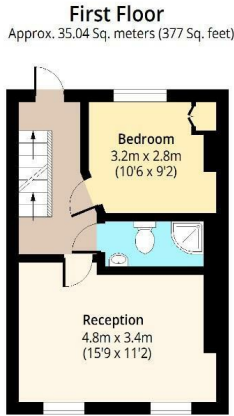
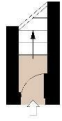


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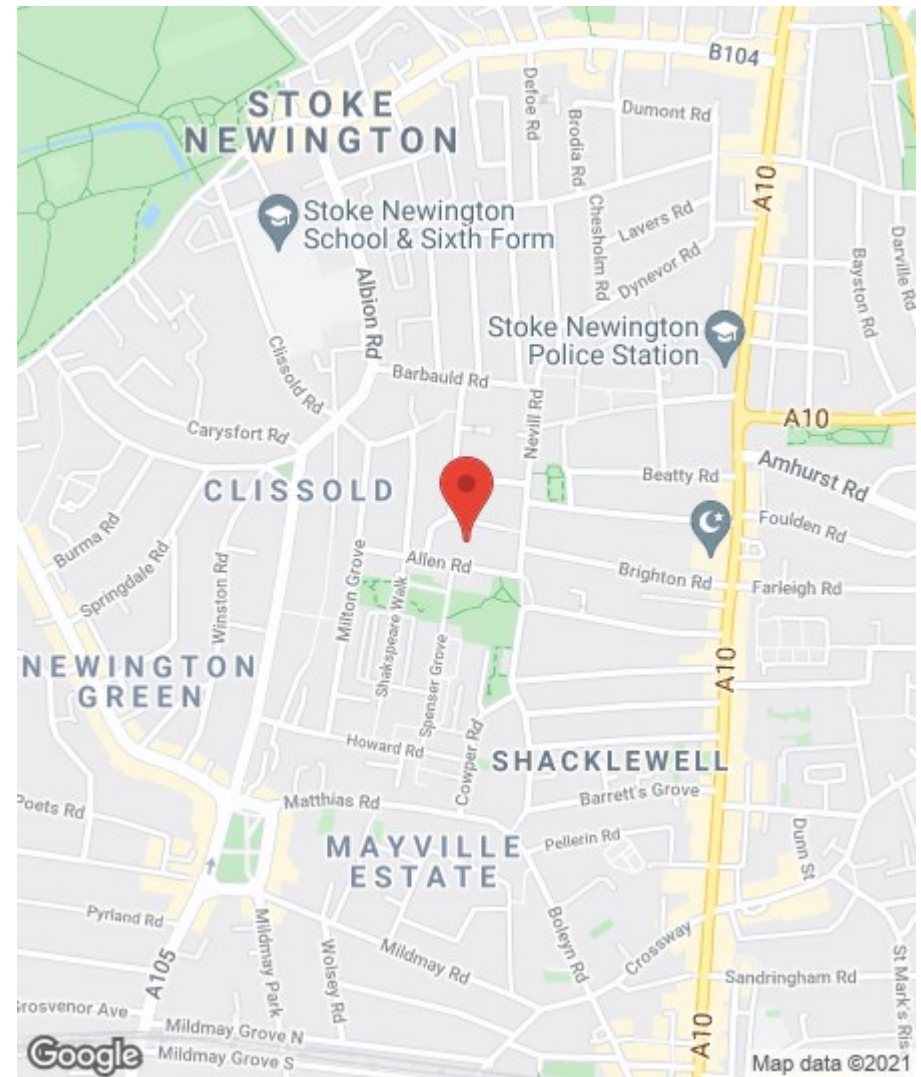


Ground Floor Entrance

Approx. 1.26 Sq. meters (14 Sq. feet)



Total area: approx. 95.61 Sq. meters (1029 Sq. feet)
For illustration purposes only - not to scale
www.jpaplus.com



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508 Roman Road, Bow, London, E3 5LU | 020 8102 1236 |

bow@butlerandstag.com | www.butlerandstag.uk

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	