



Albion Road, London
£1,300,000

LOCATION
LOCATION™ 


This beautifully presented mid-terraced family home offers living accommodation spread across three storeys and retains a wealth of its original charm. Offering generous proportions throughout, the property also benefits from a wonderfully leafy and secluded rear garden (west-facing).

At 1,867 sq. ft., this substantial family home comprises; three ample double bedrooms on the upper floors, including a 12'11 x 17'9 master bedroom with large sash windows that allow an abundance of natural light to flow through. There is a well-appointed bathroom suite on the raised ground floor, plus a generous through-reception room, featuring; original wooden floor boards, grand Victorian fireplaces, sash windows, ornate cornicing and original rosettes. The lower ground floor comprises; spacious kitchen/dining room - complete with AGA and with ample space for entertaining - leading through to a charming front room detailing a wealth of the original Victorian character. There is a guest's shower room and separate WC, too, plus direct access to a 41' landscaped and secluded rear garden.


Albion Road is just a short walk from the eclectic mix of independent shops, bars and restaurants surrounding Newington Green and along Church Street. Allen Road is within easy reach, which has a charming mix of pubs, cafes and convenience shops. Grassmere & Betty Layward Primary Schools are both close by, and Stoke Newington Secondary School is within a short distance, too. Connections into the City and Central London are swift and simple, with Canonbury and Dalston Kingsland stations (Overground) and numerous local bus routes all being easily accessible.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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