



Albion Road

Stoke Newington, N16

Offers in excess of £1,500,000

A unique opportunity to acquire a substantial maisonette, benefitting from an exceptional and larger than average private garden, set only moments from Stoke Newington Church Street.



Albion Road

Stoke Newington, N16

- Substantial maisonette
- Three bedrooms
- Two bathrooms
- One off, larger than average rear garden with studio
- Terrace
- Ornate features throughout
- Private entrance
- Moments from Stoke Newington Church Street



A unique opportunity to acquire a substantial maisonette, benefitting from an exceptional and larger than average private garden, set only moments from Stoke Newington Church Street. Accommodation is substantial and light filled comprising; a grand entrance hallway which leads to the living space, perfect for entertaining courtesy of the impressive proportions. The reception room is housed at the front, sun soaked courtesy of the large bay windows and retaining an original fireplace. The space is semi open plan with the dining room, also retaining a matching fireplace. The kitchen is housed at the rear and provides access to the exceptional private garden that must be viewed to be appreciated, which features a home office/studio. The principal bedroom is at the front of the first floor which features an en-suite shower room. There is a double bedroom set behind with a large family bathroom housed on the half landing at the rear. A large double bedroom occupies the entire top floor, offering excellent storage and providing access to a roof terrace. Albion Road is brilliantly located off of Stoke Newington Church St, courtesy of the recently enforced low traffic neighbourhood (LTN) scheme, offering peace and tranquillity in the very heart of Stoke Newington and within close proximity to the greenery and amenities of Clissold Park. Stoke Newington Church Street provides superb local shopping and a wide range of eateries.

Tenure: Share of Freehold

Service Charge: No formal service charge

Ground Rent: NA

Local Authority: London Borough Of Hackney (Council Tax)

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	73
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Islington Sales

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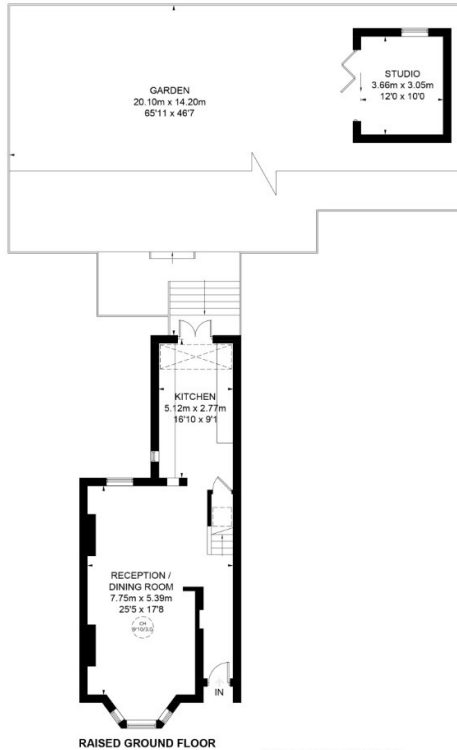
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SECOND FLOOR



FIRST FLOOR

RAISED GROUND FLOOR

Approximate Gross Internal Area
 Raised Ground Floor = 614 sq ft / 57.1 sq m (Excluding Reduced Headroom)
 First Floor = 575 sq ft / 53.4 sq m (Excluding Reduced Headroom)
 Second Floor = 166 sq ft / 15.4 sq m
 Reduced Headroom = 166 sq ft / 15.4 sq m
 Studio = 124 sq ft / 11.5 sq m
 Total = 1677 sq ft / 155.8 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D1121092)

