



# Alconbury Road

Clapton, E5

Asking Price £2,000,000

A substantial Victorian terrace, retaining beautiful original details, superbly placed to enjoy the many amenities of Stoke Newington Church Street and High Road, with the greenery of Stoke Newington Common & Hackney Downs only a short walk away.



# Alconbury Road

## Clapton, E5

- 6 bedroom Victorian terraced house
- Stunning family home extending to in excess of 2,200sq ft
- Fabulous kitchen/ dining/ family room
- Underfloor heating in the kitchen
- 4 bathrooms
- Conveniently located for Stoke Newington Church Street



A substantial (c. 2500 sqft) Victorian terrace, retaining beautiful original details, superbly placed to enjoy the many amenities of Stoke Newington Church Street and High Road, with the greenery of Stoke Newington Common & Hackney Downs only a short walk away. It should be noted that Alconbury Road is a very popular, quiet tree lined road. Accommodation is light filled, comprising; a dual reception space which occupies the front of the raised ground floor, complete with large bay windows and original fireplaces. There is a bedroom and bathroom at the rear of this level. The beautifully finished kitchen/dining space with large island is housed at the rear of the lower level and provides access via bi-folding doors to the landscaped garden. A large skylight bathes the space in sunlight, with beautiful herringbone floors underfoot. The space has flexible use as it contains a separate self contained unit set at the front of the lower level with large studio room, utility space and shower room - which can be closed off for independent use or integrated into family home; perfect for an au pair, hosting family, or to generate an additional income if required. The principal bedroom occupies the front of the first floor, with two additional double bedrooms set behind along with a family bathroom suite. The loft has been converted and features an additional double bedroom, sun soaked courtesy of the Velux windows, complete with an en-suite shower room.

**Tenure:** Freehold

**Local Authority:** London Borough Of Hackney (Council Tax)

**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		86
(81-91)	C		
(69-80)	D	59	
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

islington@chestertons.co.uk

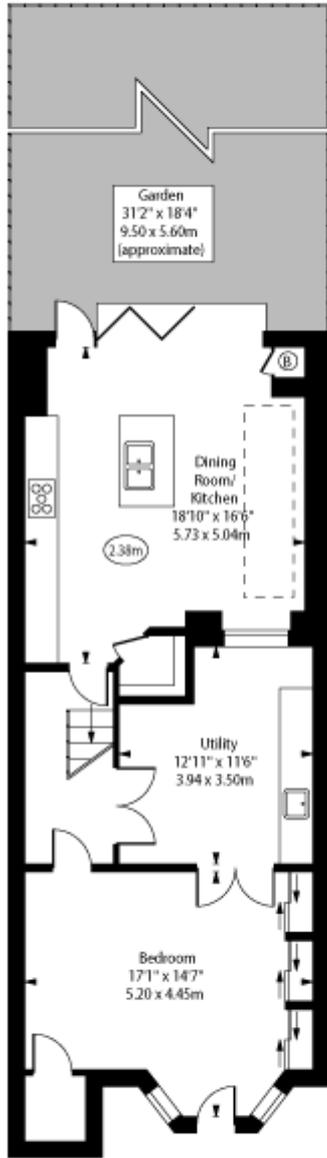
020 7359 9777

chestertons.co.uk

Alconbury Road,  
Clapton,  
Hackney, E5



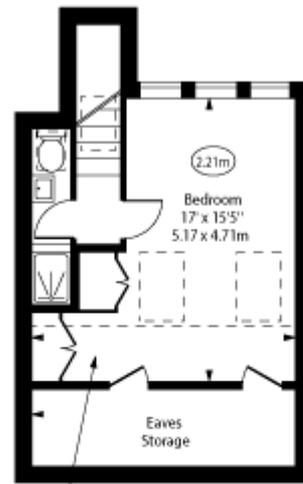
○ - Ceiling Height



Lower Ground Floor



Mezzanine

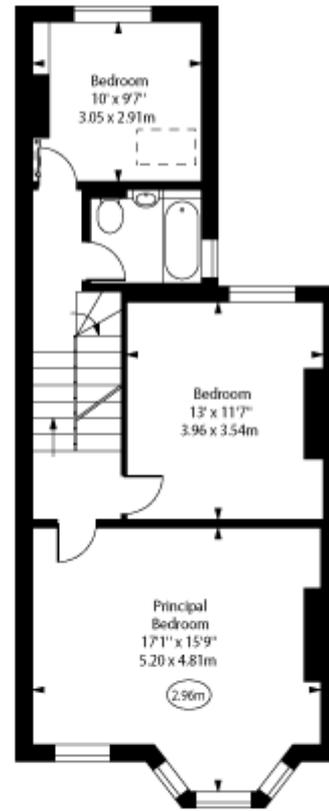


Restricted Height Area

Second Floor



Ground Floor



First Floor

Approx Gross Internal Area 2260 Sq Ft - 209.95 Sq M

Approx. Floor Area Including Restricted Heights 2430 Sq Ft - 225.75 Sq M  
(Including Eaves Storage & Mezzanine)

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 025727J

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is 100% recyclable