



# Albion Road

Newington Green, N16

Asking price £1,750,000

This charming 3/4 bedroom Victorian freehold set close to Newington Green, whilst being well located for access to Stoke Newington Church Street. The house offers a blend of spacious living and original character, with over 2,000 square feet of internal space boasting a generous 50-foot west-facing rear garden.

**CHESTERTONS**





# Albion Road

## Newington Green, N16

- Freehold house
- Three/Four bedrooms
- Four storey
- West facing garden
- Roof terrace
- Close to Newington Green



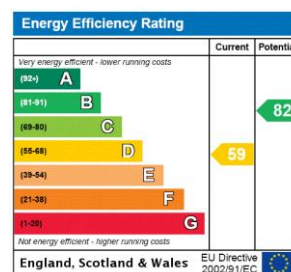


This charming 3/4 bedroom Victorian freehold set close to Newington Green, whilst being well located for access to Stoke Newington Church Street. The house offers a blend of spacious living and original character, with over 2,000 square feet of internal space boasting a generous 50-foot west-facing rear garden. With access to the garden from both the lower and raised ground floors, this home offers versatile living arrangements with plenty of natural light. The entrance to the property is available on both the lower and raised ground floors, ensuring easy access. The lower ground floor is home to a kitchen and dining room, ideal for family meals and gatherings. This floor also features a utility room, and a shower room and a versatile space that can be used as either a bedroom or a separate reception room. The raised ground floor presents an impressive double, dual-aspect reception room, complete with period features, including an original fireplace, sash windows, cornice, and beading. This room provides a lovely space to relax or entertain guests and enjoys direct access to a roof terrace offering seamless indoor-outdoor living. On the first floor, you'll find two well-proportioned double bedrooms. One of these overlooks the garden, providing a tranquil view, while the family bathroom and a separate WC serve this floor, ensuring ample privacy and convenience. The top floor completes the accommodation with the final double bedroom, offering a peaceful retreat. With period charm, spacious rooms, and a delightful garden, this home presents an exceptional opportunity for those looking for a family-friendly property with an abundance of character and potential. The flexible layout, combined with the access to the garden and roof terrace, makes it an ideal choice for a variety of lifestyles. The house is situated on Albion Road, perfectly located for local shops, cafes and restaurants situated on Newington Green. The green spaces of Highbury Fields and Clissold Park are within close proximity. Transport across London is made easy with Overground links at nearby Canonbury, providing easy access to the City, East and West London, whilst Highbury and Islington (Victoria line) is the closest underground link.

**Tenure:** Freehold

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

**Council Tax Band:** F



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327-329 Upper Street

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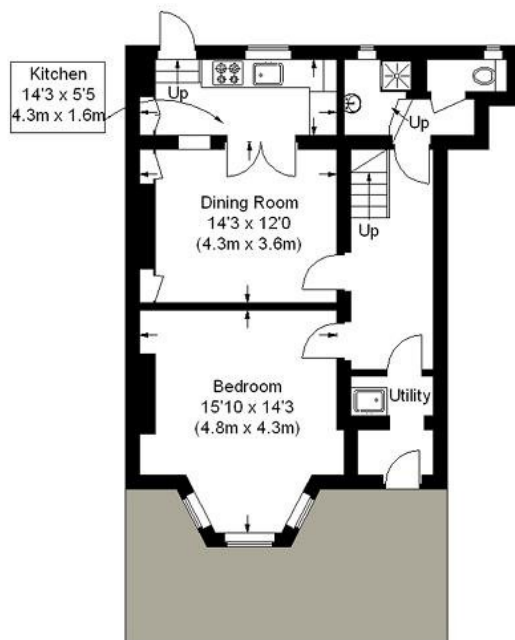
N1 2XQ

islington@chestertons.co.uk

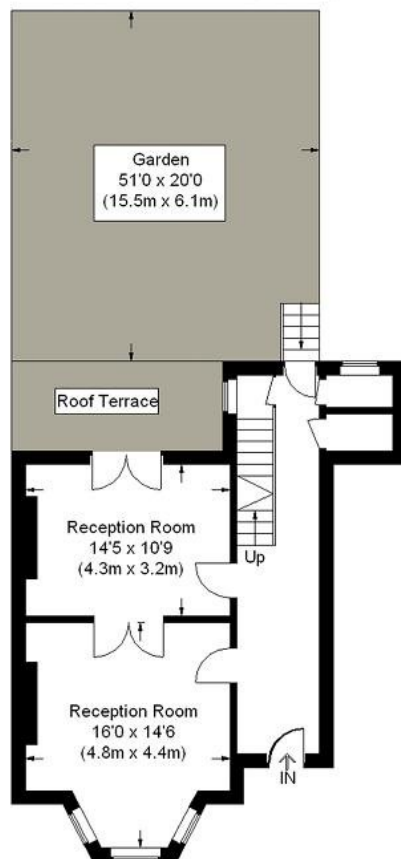
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Lower Ground Floor = 667 sq ft / 62 sq m

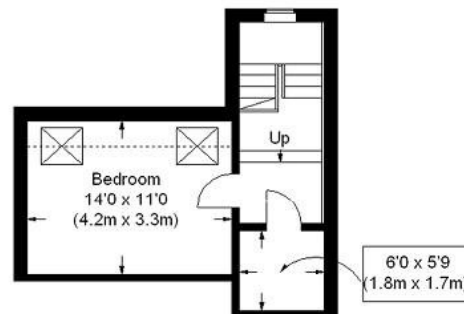


Raised Ground Floor = 570 sq ft / 53 sq m

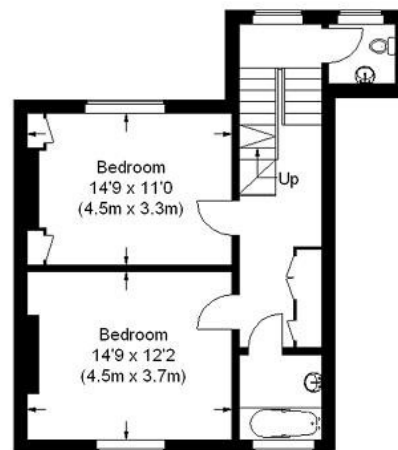
## Albion Road, N16

Approximate Gross Internal Area = 2056 sq ft / 191 sq m  
(Excluding Reduced headroom)  
Reduced headroom = 22 sq ft / 2 sq m  
Total = 2077 sq ft / 193 sq m

□ = Reduced headroom below 1.5 m / 5'0



Second Floor = 291 sq ft / 27 sq m



First Floor = 549 sq ft / 51 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. (ID 101122)

