



Albion Road

Stoke Newington, N16

Asking Price £2,325,000

A 'differentiated' property located in the heart of 'Stoky' and surrounded by the iconic landmarks of the area including Clissold House and parkland, St Marys churches, the art deco town hall and the relaxed amenities of Church Street.

On the ground floor of the house there is a double reception room with tall ceilings, ornate cornicing and working fireplace. Steps down opens out to a large and stunning bespoke kitchen/dining room with tall architecturally designed sloping ceiling and full width solid wood bi-folding doors leading to the marble tiled garden with spectacular views to St Mary's church and grounds and surrounded by mature trees and green spaces. A truly tranquil and private setting and a rare and remarkable site in central London.



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- Remarkable Victorian home
- Ornate period details throughout
- Highly specified 'solid' oak flooring, hand cut and laid down by hand, piece by piece, individually, as French parquet.
- Bespoke, solid hardwood painted Bi-folding doors on to the garden
- Inspiring and breathtaking rear views of St Mary's Church, designed by the acclaimed architect Gilbert Scott who designed Kings Cross St Pancras and other landmark buildings in London
- Underfloor heating (on marble floors) in hallway, kitchen and first floor bathroom.
- Flexible space which can be utilised as four bedrooms
- Two bathrooms, both feature Italian heavily veined Black and white marble tiles
- Only moments from Stoke Newington Church Street.
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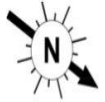
From the ground floor hallway, the original turned staircase leads up to a large reception room at the front of the house with large bay window and a further large tall window to the side. Original ornate plasterwork to ceiling and open fireplace and solid oak French parquet floors. From the same hallway there is a further large study or bedroom with large sash window that frames the view of St Mary's church and grounds. These 2 rooms on the first floor could equally be used as bedrooms if required. On the first floor and second floor 'half landings' are 2 large and spacious bathrooms (previously bedrooms). The first bathroom tiled in highly specified Italian marble with wall to wall cupboards housing utility room features such as washer/dryer space, boiler and large storage. The second floor bathroom with solid oak French parquet floors and jacuzzi bath and shower. Leading to the top floor of the house is a double volume hall flooded by natural light, a perfect gallery space, leading to the master/principal bedroom with double height vaulted ceiling, large working fireplace, solid oak French parquet floors and 3 tall sash windows to the front of the building. To the rear of this floor is yet another light flooded bedroom with large sash window again framing the leafy garden view of St Mary's church and grounds/ gardens. On the lower ground floor is a large (length of the house) cellar space for storage. An exceptional property that must be viewed to be appreciated seamlessly blending fabulous design with period charm. The property is situated at the top end of Albion Road, which is brilliantly located off 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. This property falls within the Clissold Park Conservation area.

Tenure: Freehold
Local Authority: Hackney
Council Tax Band: F

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APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 189 SQ FT / 17.6 SQ M (EXCLUDING REDUCED HEADROOM)
 GROUND FLOOR = 739 SQ FT / 68.7 SQ M
 FIRST FLOOR = 605 SQ FT / 56.2 SQ M
 SECOND FLOOR = 587 SQ FT / 54.5 SQ M
 REDUCED HEADROOM = 209 SQ FT / 19.4 SQ M
 TOTAL = 2329 SQ FT / 216.4 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. (ID976669)