



Albion Drive, London, E8 4ET

Guide Price £1,800,000

arley
property

Bedrooms: 3 | Bathrooms: 2 | Receptions: 3

- Three bedrooms
- South-facing garden with views of the Church
- Conservatory and utility room
- Located off Albion Square
- Arranged over three floors
- Great transport links

A Beautiful Victorian Home beside Albion Square.

A bright and characterful three-bedroom house with generous entertaining space, a south-facing garden and exceptional views of All Saints Church.

An elegant three-bedroom Victorian mid-terrace home arranged over three beautifully presented floors, offering flexible living space, a conservatory, and a wonderful south-facing garden with exceptional views towards All Saints Church.

The raised ground floor opens into a bright dual-aspect reception room, where engineered wooden flooring and floor-to-ceiling sash windows to both the front and rear create an abundance of natural light. To the rear is a versatile room overlooking the garden, ideal as a home office or third bedroom.

The lower ground floor is centred around a stylish open-plan kitchen and dining room, designed for modern living and entertaining. A charming conservatory extends the living space and opens directly onto the landscaped south-facing garden, creating an effortless connection between indoors and out. This floor also benefits from a utility room and a contemporary shower room.

The first floor comprises two generous double bedrooms and a modern family bathroom. The principal bedroom enjoys the luxury of a dedicated dressing room, formerly a fourth bedroom, with the flexibility to reinstate an additional bedroom if desired.

LOCAL LIFE

Albion Drive is a sought-after residential street situated just off the picturesque Albion Square, one of Hackney's most attractive garden squares. Commissioned by Sir William Middleton in 1844, the square was described by architectural historian Nikolaus Pevsner as being influenced by the renowned landscape designer John Claudius Loudon. Its beautifully maintained communal gardens remain a treasured local landmark.

The green open spaces of London Fields are approximately 0.6 miles away, with the popular cafés, restaurants and independent shops of Broadway Market close by.

Excellent transport connections are within easy reach, including Haggerston Overground Station (approximately 0.3 miles) and Dalston Junction (approximately 0.6 miles), together with frequent bus services providing convenient access to the City, Shoreditch and the West End.

Approximate Gross Internal Area: 1,608 sq ft





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 



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