Albion Drive, E8



Blakestanley are delighted to offer an exceptional opportunity to acquire a charming three bed, two bathroom freehold home, being chain free on one of Hackney's most desirable and sought-after residential roads. Offering 1,144 square feet (106.3m²) of beautifully arranged living space, this property effortlessly blends classic period character with an enviable, light-filled architectural layout designed for modern urban living. The heart of the home features a stunning kitchen and dining area on the lower level, meticulously configured for seamless indoor-outdoor entertaining. Expansive bi-folding doors retract fully to dissolve the boundary between the interior living space and a sun-drenched south-facing garden, which serves as a private oasis perfect for summer dining. Upstairs, the property boasts a spectacular reception room rich in character, highlighted by traditional sash windows that flood the space with natural light, a cozy wood burner acting as an elegant focal point for winter evenings, and a private sun terrace offering an elevated spot for morning coffee or evening drinks. The accommodation is completed by three well-proportioned bedrooms arranged alongside two stylish bathrooms, offering excellent versatility for growing families and professional couples alike. Perfectly positioned to enjoy the very best of Hackney, Albion Drive is renowned for its quiet residential charm, situated just moments from the historic Albion Square and its beautifully maintained communal gardens. For families, the property falls within the immediate vicinity of an exceptional selection of highly rated local schools. Residents enjoy an enviable blend of tranquil green spaces and high-energy urban culture, with the open space and heated Lido of London Fields, the scenic towpaths of the Regent's Canal right on your doorstep, the popular independent cafés, artisanal bakeries, and renowned weekend market of Broadway Market just a short stroll away. Superb connectivity ensures an effortless commute into the City, Shoreditch, and the West End via Haggerston Overground Station, London Fields Overground Station and Dalston Junction. This home is a rare find, beautifully coupling a premium E8 postcode with exceptional natural light, period charm, and immediate access to Hackney's finest cultural hubs.

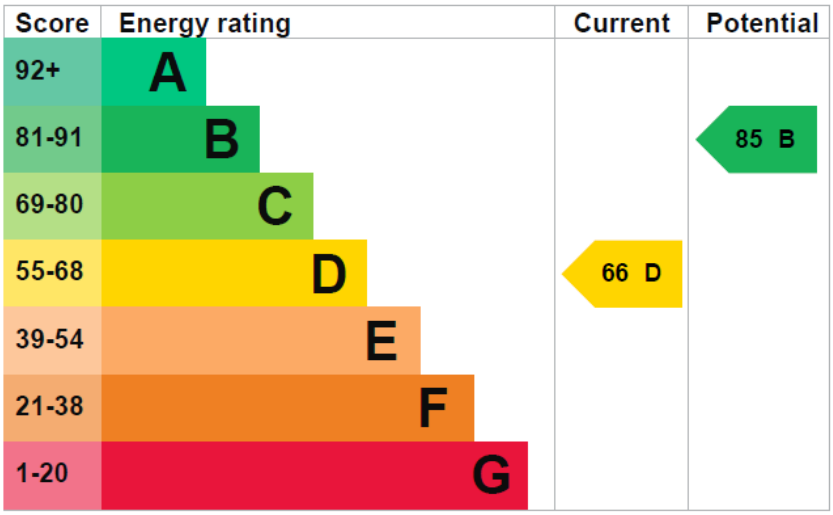
£1,625,000

Freehold

KEY FEATURES

- Freehold house on treelined street
- 1144 sqft (106.3sqm) of living space
- Double reception room with wood burner & access to sun terrace
- Kitchen/diner with access to south facing garden
- Three bedrooms & two bathrooms
- Within catchment of highly regarded schools
- London Fields & Broadway Market
- Numerous amenities & an array of transport links
- Being sold chain free

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Freehold	(Advised by Vendor)
SERVICE CHARGE:	N/A	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band E - £2,518.15 p.a.	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.




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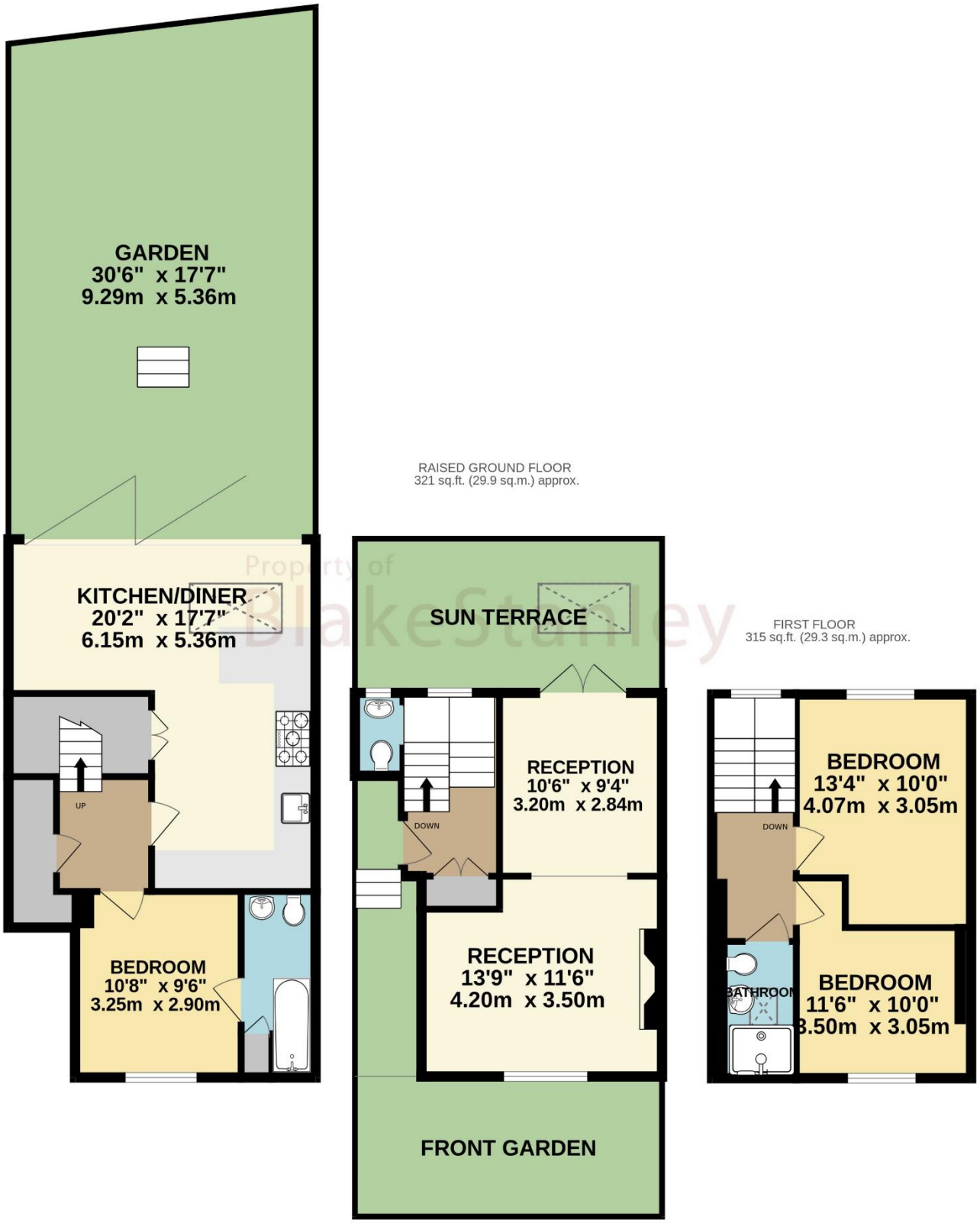








LOWER GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



RAISED GROUND FLOOR
321 sq.ft. (29.9 sq.m.) approx.

FIRST FLOOR
315 sq.ft. (29.3 sq.m.) approx.

Property of BlakeStanley

TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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