

A photograph of a bright, empty room with light-colored walls and a polished wooden floor. On the left is a white paneled door. In the center is a large wooden-framed doorway leading to another room with a bay window and a paper lantern. On the right is a fireplace with a marble surround and a large mirror above it. The room has decorative crown molding and a small electrical outlet on the wall.

Castles

ASKING PRICE

**£1,850,000**

**Albion Road**

London, N16 9PP

Castles





## PROPERTY SUMMARY

Castles Estate Agents are delighted to offer this rare to the market, four-bedroom imposing period residence, set on a charming residential road in the heart of Stoke Newington. Measuring approximately 2,384 sqft, this spacious home and is just a short stroll from the vibrant Church Street and the village-like atmosphere of Newington Green, surrounded by independent shops, cafés, restaurants, and everyday amenities. Arranged over four expansive floors and brimming with original period features, this elegant home offers exceptional living space throughout. The impressive double reception room boasts high ceilings, original wooden flooring, and refined period detailing, with doors opening onto a delightful breakfast balcony. A generous eat-in kitchen forms the heart of the home, providing the perfect setting for family life and entertaining, with direct access to a large, private south-facing garden ideal for summer gatherings or peaceful moments outdoors. Accommodation includes four double bedrooms, a large family bathroom, an additional shower room, guest WC, and utility room, offering comfort, character, and practicality in equal measure. The area is well known for its excellent selection of local schools, including Grasmere Primary, Betty Layward, and Stoke Newington School & Sixth Form all within easy reach and highly regarded by local families. For green open spaces, residents are spoilt for choice with Clissold Park, Abney Park, and Butterfield Green all nearby, offering landscaped gardens, cafés, and sports facilities that cater to all ages. Transport links are superb, with Canonbury Overground Station providing quick connections to Highbury & Islington and the Victoria Line. The property is also well served by the No.73 and other multiple bus routes, offering frequent and direct services into the City, West End, and across North and East London. Albion Road is perfectly positioned to enjoy the very best of North London living a rare opportunity to secure a h



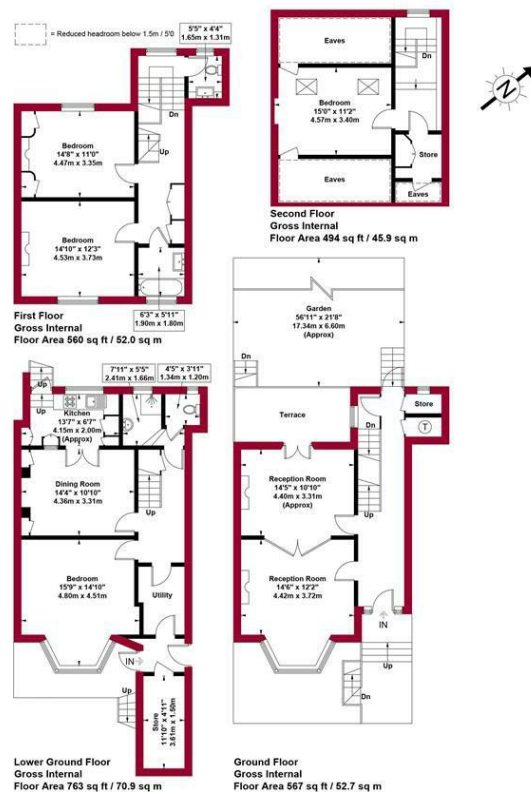






**Albion Road, N16** Approximate Gross Internal Area = 2384 sq ft / 221.5 sq m

Restricted Height = 181 sq ft / 16.8 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



## A guide to the area

### Transport

The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

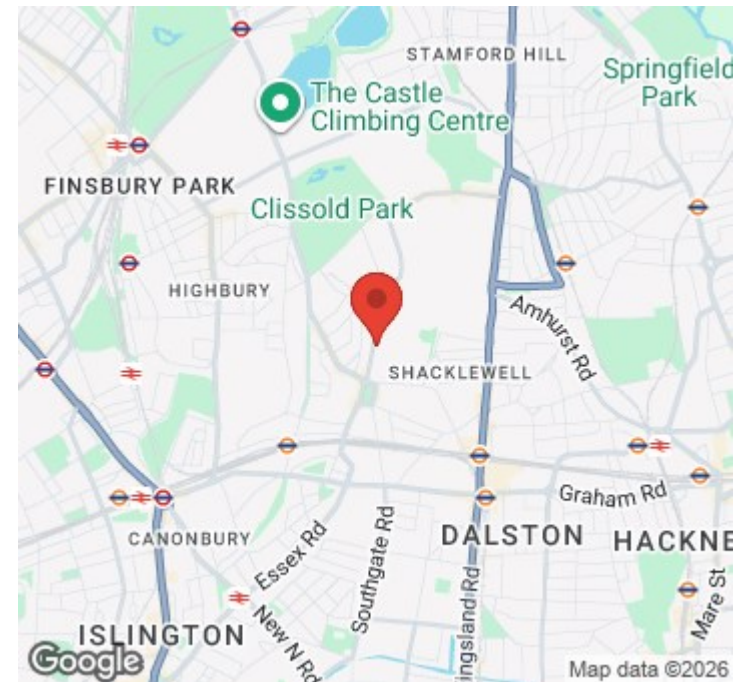
### Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

### Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).

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



House - Terraced

Freehold

**Council:**

**Council Tax Band: F**

**Lease Remaining: n/a**

**Service Charge: n/a**

**Ground Rent: n/a**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

44 Lower Clapton Road  
Hackney  
London  
E5 0RN

### OFFICE DETAILS

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