



Grade II listed, five-bedroom semi-detached family home.

Albion Square, London, E8

£2,600,000 Freehold

savills

- Five bedrooms
- Private rear garden
- Garden studio
- Large sash windows
- Prime location

Description

Savills are delighted to offer this incredibly charming semi-detached Grade II listed family home located in arguably one of Hackney's premier addresses. Sir William Middleton commissioned the building of Albion Square in 1844 as Hackney was being developed.

Albion Square is a most sought after address in London Fields, and the house combines splendid architecture with outstanding family accommodation and lies within the catchment area of Queensbridge Primary School.

Internally the house is very light. It retains many period features and benefits from high ceilings, working shutters, ornate fireplaces, and large sash windows. The house boasts a magnificent 73 ft. garden to the rear with a garden studio.

Accommodation: Double reception room on the raised ground floor along with a separate cloakroom, WC and shower.

There are five double bedrooms and two family bathrooms over the first and second floors, along with access up to the attic which has been converted and can easily be used for guest accommodation.

The lower ground floor benefits from a large kitchen / dining area with double doors leading out onto the rear garden. There is a larder, utility, cloakroom and W.C.

Local Information

Located on a quiet garden square there are plenty of local amenities nearby, including cafes, restaurants and pubs. The green open spaces of London Fields can be found 0.6 miles away, along with Broadway Market.

There are numerous transport links nearby, including Haggerston Station (0.3 miles) and Dalston Junction (0.6 miles) along with many buses into the City.

All times and distances are approximate.

Tenure

Freehold

Local Authority

Hackney Council

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.

Telephone: +44 (0) 20 7241 4111.





ALBION SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2363 SQ FT - 219.53 SQ M
(INCLUDING RESTRICTED HEIGHT AREA, EXCLUDING GARDEN STUDIO & STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 259 SQ FT - 24.02 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 223 SQ FT - 20.07 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN STUDIO: 120 SQ FT - 11.11 SQ M



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