



## Wonderful Victorian family home on a quiet tree-lined street

Alconbury Road, London, E5

£1,425,000 Freehold

savills



Five bedrooms  
Beautiful exterior  
Freehold house  
Stunning period features  
Garden

#### Local Information

Alconbury Road is situated just east of Stoke Newington Common and High Street and is 0.5 miles away from Stoke Newington and Rectory Road stations, both of which are on the Overground line and provide access to the City. The property is also just around the corner from the popular Church Street and its eclectic selection of shops, bars & restaurants.

#### About this property

Alconbury Road is a quiet leafy street located in the vibrant area of Stoke Newington. This stunning and elegant freehold terraced house is a beautiful family home. The property offers a wealth of charming features and modern touches. The house offers versatile accommodation arranged over 1965 sq ft of well-proportioned space over three floors, comprising five bedrooms, two reception rooms, a kitchen/dining room and a private garden to the rear. This charming and grand family home is well-configured, spacious and light throughout.

This terraced house also boasts a spacious self-contained flat in the basement with its own separate entrance. It can be opened up as part of the house or fully closed off and self-contained.

#### Tenure

Freehold

#### Local Authority

Hackney Borough Council

#### Energy Performance

EPC Rating = D

#### Viewing

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

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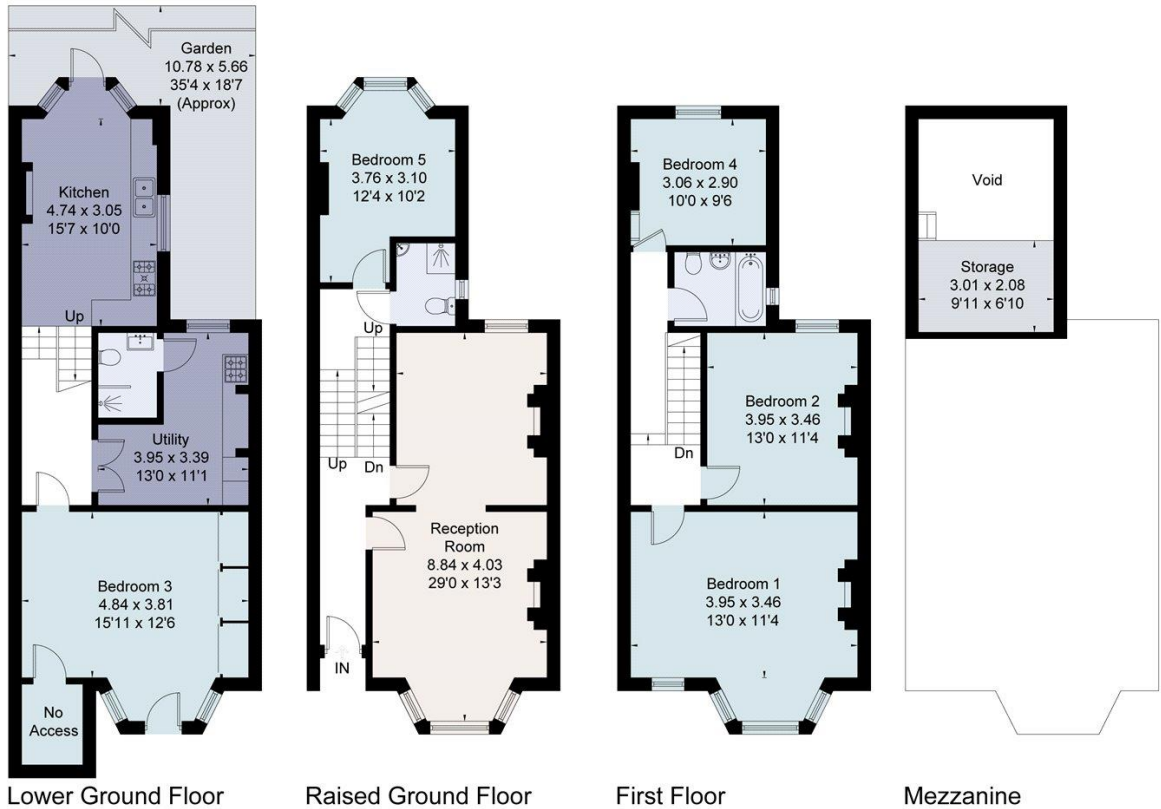






Alconbury Road, London, E5  
Gross Internal Area 1965 sq ft, 182.6 m²

Approximate Area = 182.6 sq m / 1965 sq ft  
(Excluding No Access)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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