



Albion Square, Hackney, London E8

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This handsome 1840s four bedroom house, with an expansive private garden designed by a Chelsea Gold winner, occupies an excellent position on Albion Square, a highly-coveted and visually-arresting enclave of mid-19th century Grade-II listed villas, designed in pairs around beautifully maintained communal gardens. The house is arranged over four levels with internal accommodation of 2,300 sq ft and has undergone a comprehensive and considered refurbishment by the current owners, including a new kitchen and bathrooms and bespoke joinery. It retains many original period features, including fireplaces, windows and shutters, cornicing, and the staircase.

Entry is via a gated front garden with steps to the raised ground floor. A double reception feeds light from front to back between an elegant curved bay and large sash windows at the rear, both with shutters.



**Guide price:** £2,850,000

**Tenure:** Freehold

**Local authority:** London Borough of Hackney

**Council tax band:** G

The lower ground is of particular note, a fantastic open space for entertaining family and friends, with a cosy additional reception space/home cinema around a curved bay window. Adjacent, a dining space with bespoke Devol cabinetry and a bespoke Devol kitchen framed with a glass extension to the rear, leading out to the landscaped 70 ft. garden and offering space for outdoor dining / BBQ. The garden further benefits from gated side access and a fantastic double garage to the rear. There is scope to convert this into secondary accommodation if required (subject to planning).

The first floor is home to the principal bedroom set to the front of the plan, overlooking the garden square, and there is a bespoke en suite with a freestanding tub, walk-in shower and a double sink. Next door to the principal bedroom is a study which could also be utilised as a small bedroom or nursery. The upper floor houses two further double bedrooms and the family bathroom. There is also ample loft storage.









## Location

Sir William Middleton commissioned the building of Albion Square in 1844. Pevsner has described the design of the square as "clearly influenced by the work of the celebrated landscape designer and writer John Claudius Loudon." The central garden was saved from demolition and remains an ornamental garden with symmetrical beds, grass and trees and a picturesque garden pavilion.

Nearby are plenty of local amenities, 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.





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