



21A Alconbury Road, London, E5 8RG

Within this elegant late Victorian terrace, a beautifully presented and extremely spacious converted split level maisonette with sole use of large rear garden.

Guide Price £750,000
Leasehold plus Share of Freehold

- **2/3 Bedrooms**
- **Council Tax Band: D**
- **EPC Rating: C**
- **Excellent living space**
- **Garden**

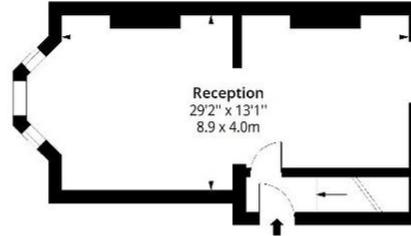
A wonderful, split level maisonette with super accommodation in excess of 1000 square feet. The flat is arranged on the raised ground and garden floors of a fine late Victorian house located on this quiet and very convenient residential road just east of Stoke Newington Common. There is a choice of three overground rail stations all within walking distance as are the vibrant selection of shops, bars and restaurants in both Stoke Newington and Clapton. The flat is beautifully presented and retains much character with a large, through reception room, a well appointed bathroom, and kitchen/diner on the ground floor and two generous bedrooms on the floor below. The flat was originally converted as a three bedroom flat and could easily be reverted back. There is direct access from the kitchen to a large and well stocked rear garden of which this flat enjoys sole use. We are currently waiting for verification on whether the flat will be sold with the benefit of the entire freehold of the building or a 50% split.



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Alconbury Road, E5

Approx. Gross Internal Area 1016 Sq Ft - 94.39 Sq M



Ground Floor

Floor Area 376 Sq Ft - 34.93 Sq M



Lower Ground Floor

Floor Area 640 Sq Ft - 59.46 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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