

Julian Reid



241 Abion Road, London, N16 9JT

A remarkable and grand three-storey mid-terrace Victorian home just under 2,400 sq. feet. Located in the most desirable location in Stoke Newington, within Clissold Park Conservation area and with views of the acclaimed St. Marv's Church and gardens. Maintaining the original and intricate Victorian cornicing and three chimney breasts and

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Guide Price £2,350,000
Freehold

- **Chain Free**
- **Council Tax Band: F**
- **EPC Rating: C**
- **Same Ownership for 20 years**
- **Desirable location**

This exceptional early Victorian house is located at the top of Albion Road in a principal location in the heart of Stoke Newington, recognised as the best and most "sought-after" area in Hackney. The property is characterised by the use of highly specified and sourced materials and design, including first-grade Italian marble flooring and skirting boards on the ground floor with underfloor heating and garden area, rare Italian marbles on bathroom floors and walls, other floors in solid oak in the French parquet style and banana reef hand-woven carpets. The back of the house is framed by a serene landscape garden with mature and secluded trees with uninterrupted views of St Mary's Church and Clissold Park entrance. Within close proximity to the greenery and amenities of Clissold Park, Stoke Newington Church Street that provides superb local shopping and a wide range of eateries. The area is home to several acclaimed top-rated primary schools and secondary education, all with "Outstanding" Ofsted ratings.



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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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Date: 3/10/2026

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