



**GROUND FLOOR AND LOWER GROUND, ALCONBURY ROAD, LONDON, E5  
£825,000 SHARE OF FREEHOLD**

**A STUNNING, TWO/THREE DOUBLE BEDROOM  
PERIOD CONVERSION WITH PRIVATE GARDEN IN  
E5.**

**Stoke Newington | | [stokenewington@winkworth.co.uk](mailto:stokenewington@winkworth.co.uk)**



#### **DESCRIPTION:**

Set across the ground and lower-ground floors of an attractive period property, this spacious 1,019 sq. ft. Two/ Three-bedroom garden flat on Alconbury Road, E5 offers generous proportions, a southwest-facing garden, and the advantage of a share of the freehold. The layout also provides flexibility to create a third bedroom, subject to the necessary consents, by dividing the sizeable reception/dining room, a format commonly adopted in neighbouring homes.

The ground floor begins with a bright front reception room, extending nearly 30 ft and offering an inviting space for both living and dining. To the rear sits an eat-in kitchen, fitted with ample storage and providing direct access onto the private garden. A convenient ground-floor WC adds further practicality.

The southwest-facing garden, extending over 34 ft, offers an excellent space for a range of activities, including dining and hosting.

The lower ground floor comprises two well sized double bedrooms. The two rooms are arranged for privacy and convenience, with windows that bring in natural light throughout the day. A well-presented family bathroom is positioned centrally for ease of use.

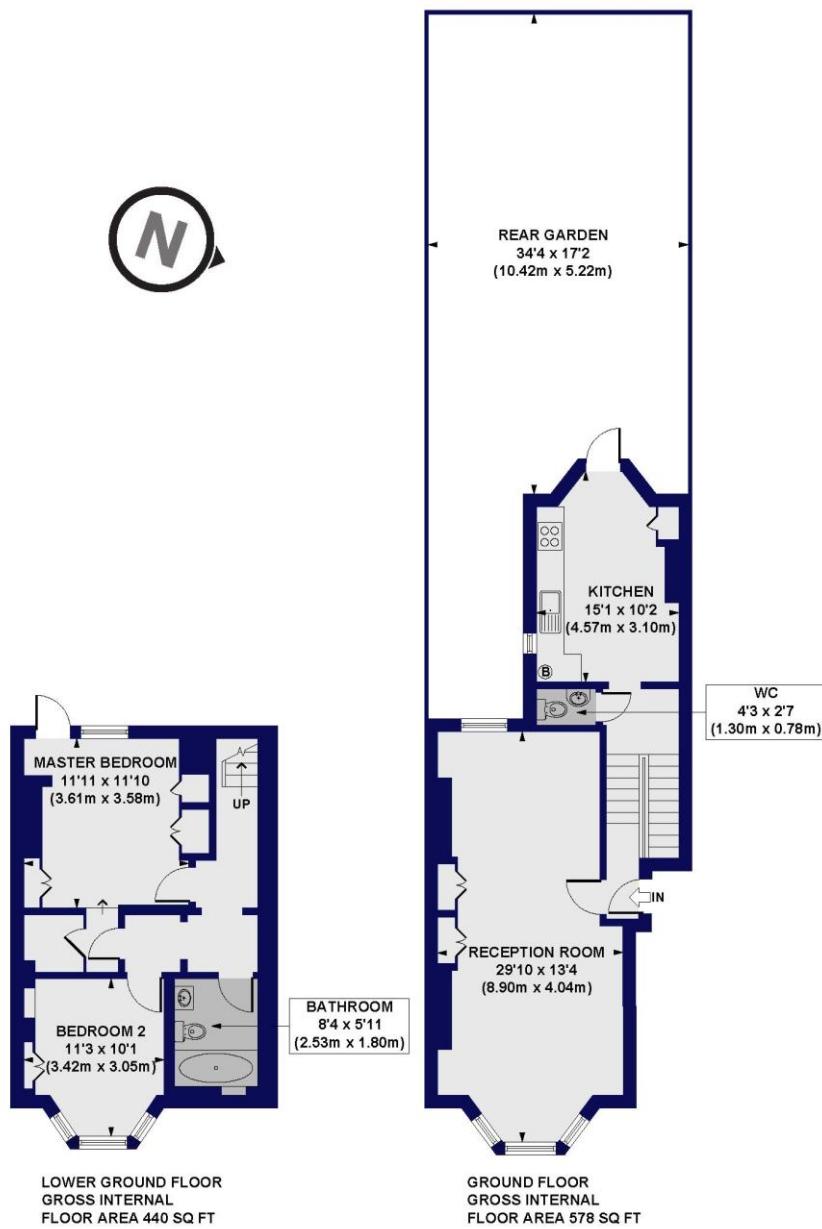
Alconbury Road is a quiet, residential street in the E5/Clapton area, known for its leafy feel and strong community atmosphere. It sits within easy reach of local amenities along Northwold Road and Upper Clapton Road, where you'll find a range of independent cafés, pubs, restaurants and everyday shops close by. The property benefits from excellent access to green spaces, with Stoke Newington Common and Springfield Park both nearby, offering pleasant outdoor areas for walking, relaxation and recreation. Transport links are good, with Clapton, Rectory Road and nearby Overground stations providing regular connections into central London and beyond.

The property is well positioned for transport links, with Rectory Road and Stoke Newington stations both offering quick journeys to Liverpool Street. A wide range of bus routes connect directly to central London, while Dalston Kingsland and Dalston Junction Overground stations offer further convenient connections across the city.

\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*



**Alconbury Road, E5**  
**Approx. Gross Internal Floor Area 1019 sq. ft / 94.64 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	53 E	
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC250417>

**Tenure:** Share of Freehold

**Term:** 1977 year and 10 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were