

AUCOOT



ADDRESS

Albion Drive, London Fields, London, E8

PRICE

£1,250,000

DESIGNER

INFORMATION

Positioned on a peaceful, low-traffic road in the heart of London Fields, this beautifully composed two-bedroom apartment occupies the raised and lower ground floors of a handsome Victorian townhouse. Recently renovated with great sensitivity, the interiors combine contemporary detailing with period character, all set against a soft, calming palette.

Accessed via a private entrance at lower ground level, the apartment unfolds across approximately 830 sq. ft, with a considered layout that prioritises light, space, and functionality. The principal bedroom sits at the front of the plan, where a large sash window draws in the south-facing light. Built-in joinery offers generous storage, and a thoughtfully designed en-suite is finished in soft pink hues and terrazzo tiling, creating a gentle contrast of colour and texture. A second bedroom overlooks the garden to the rear, while a separate W/C and additional storage are neatly arranged along the hallway.

Ascending to the raised ground floor, the living space is bright and welcoming, framed by tall sash windows at both front and rear. Original timber floorboards run underfoot, and a marble fireplace provides a focal point. Period features, including elegant double doors that connect the two spaces, have been carefully retained, sitting comfortably alongside a modernised kitchen where shaker-style cabinetry in a muted blue houses integrated appliances. A quartz-topped island offers both preparation space and casual seating.

From the half-landing, doors open directly onto a mature, private garden – a rare and tranquil retreat for this central location. Lush bordered planting provides year-round greenery, while an outdoor kitchen, wood-fired pizza oven, and built-in seating make the space well-suited for al fresco dining and entertaining.

Also in the garden, a recently refurbished studio provides a versatile, self-contained space, currently arranged as a workspace for two. With updated electrics and a neutral, calming interior, it offers an ideal setting for creative work, music practice, or quiet retreat.

LEASE LENGTH

Share of Freehold

EPC

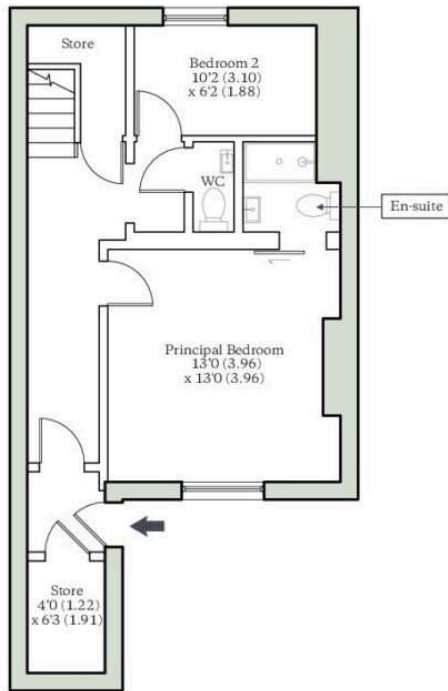
=D



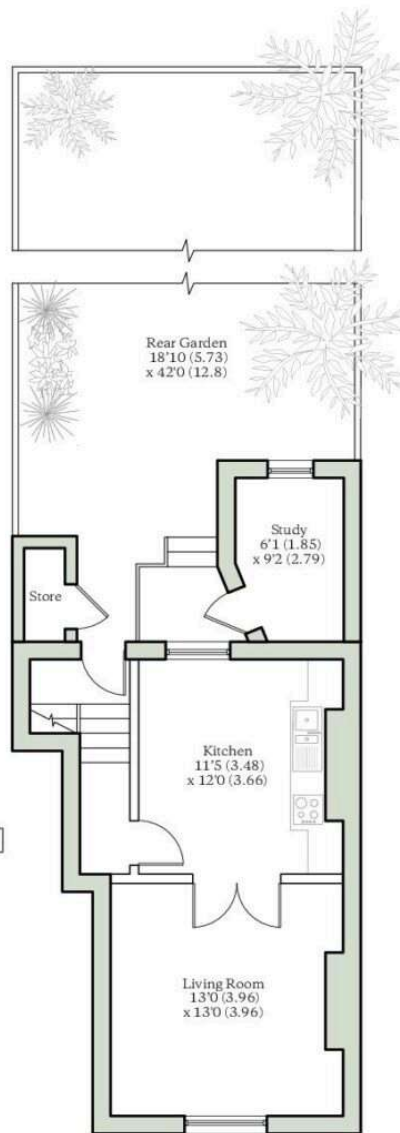


ALBION DRIVE, LONDON, E8

Approx. Internal Area = 832 sq ft / 77.3 sq m
Approx. Outbuilding Area = 64 sq ft / 5.9 sq m
Total Area = 896 sq ft / 83.2 sq m
Approx. Outdoor Area = 696 sq ft / 64.6 sq m
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR