

Castles

ASKING PRICE

£1,400,000 Freehold
Rectory Road

London, N16 7PP



PROPERTY SUMMARY

Castles Hackney present this imposing five-bedroom Victorian mid-terraced home, offering over 2,250 sq. ft. of versatile living space in the heart of vibrant Stoke Newington. Beautifully arranged over four floors, the property retains much of its period charm while offering fantastic potential for modernisation. The ground floor features an elegant through-lounge with high ceilings and large bay windows, leading down into an extended kitchen and dining space that opens directly onto a generous south facing rear garden, perfect for entertaining or family living. The first half-landing hosts two fully fitted bathrooms, while the upper floors comprise five well-proportioned double bedrooms, two of which benefit from en-suite facilities. A substantial cellar provides excellent storage options and the potential for further enhancement, subject to planning.

Ideally situated moments from Stoke Newington High Street and the ever-popular Church Street, residents will enjoy an abundance of independent cafés, restaurants, and boutique shops right on their doorstep. The area is known for its strong sense of community and green open spaces, including the nearby Stoke Newington Common and Clissold Park. Transport links are exceptional, with Rectory Road Station less than five minutes away, offering fast and convenient connections into the City and beyond. Numerous bus routes also serve the area, providing access to the broader parts of London. Families are particularly well catered for, with a selection of outstanding local schools such as William Patten Primary and Mossbourne Community Academy all within close proximity.





Rectory Road, London, N16

Approximate Gross Internal Area = 2258 sq ft / 208.6 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Castles

Transport

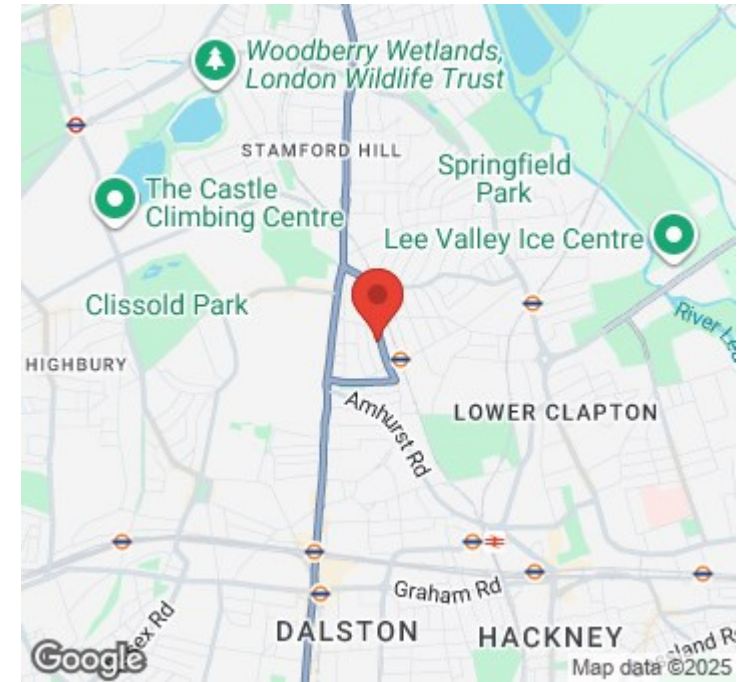
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



House - Terraced

Freehold

Council: Hackney

Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Castles

OFFICE ADDRESS

44 Lower Clapton Road
Hackney
London
E5 0RN

OFFICE DETAILS

020 8985 0106
hackney@castles.london
<https://www.castles.london/>

