

## Rectory Road, , London, N16 7SD

- Freehold House
- 50 Foot Garden
- Potential to Extend (STPP)
- Close to Church Street
- Four Bedrooms
- Two Bathrooms
- Close to Clissold Park
- Close To Local Amenities

**Price £1,175,000**





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## DESCRIPTION

\*\*\* £750 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. \*\*\*

Available to view by appointment only and located in the heart of Stoke Newington, requiring modernisation, this fantastic four bedroom family house is filled with natural light & period features, the property is mid-terrace freehold house and boasts over 1,760 sq. ft. of internal accommodation and a private 51 foot east facing garden.

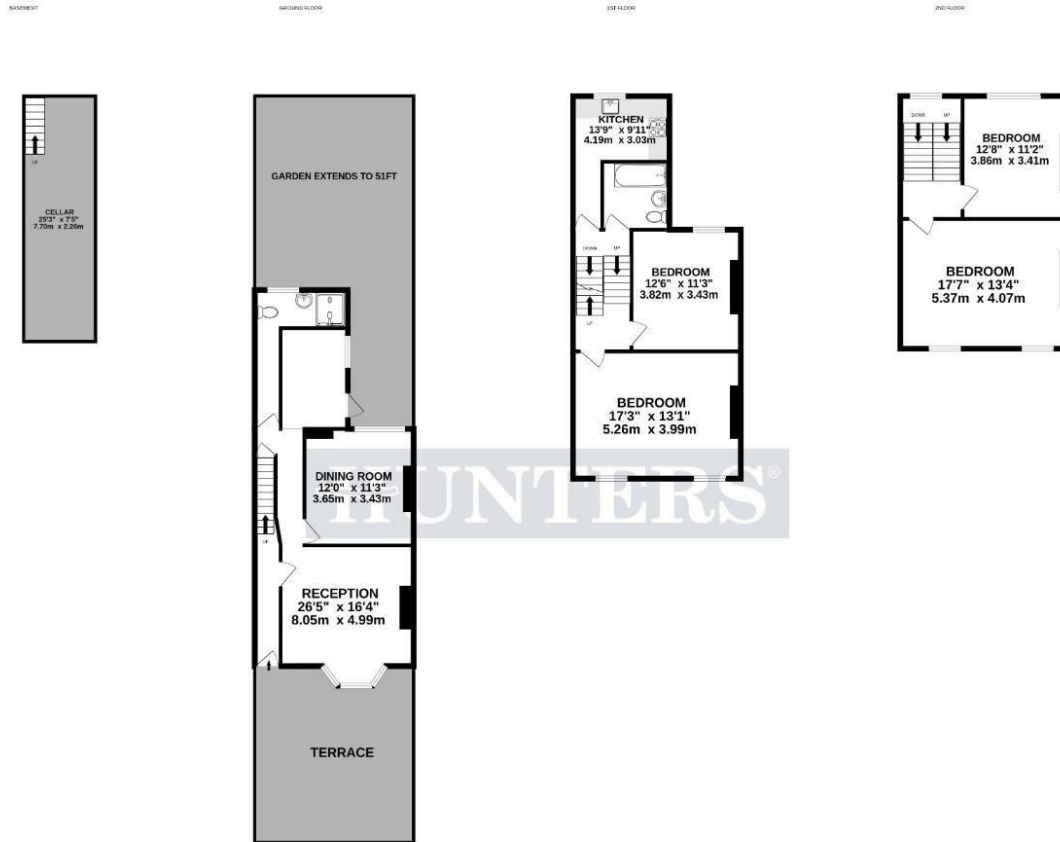
The property is set over three levels and comprises of the ground floor with a generously sized front reception room into bay window, a further second reception rooms towards the rear, an additional shower room and access to a large garden extending to over 50 feet in length. The first floor comprises, large primary bedroom spanning the width of the house with period cornicing, double guest bedroom, family bathroom and a kitchen. The second floor has two further double guest bedrooms and access to the loft. The property further benefits from ample storage in the loft and the cellar with potential to extend (subject to all the necessary consents).

Rectory Road is located in the heart of Stoke Newington, only moments away from a wide range of shops, bars, restaurants and coffee houses of Stoke Newington Church Street & High Street as well as a short walk from Dalston, the property is also within walking distance of the stunning Clissold Park, Abney Park and Stoke Newington Common

Transport links include Rectory Road Station (Overground), Stoke Newington Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a variety of Bus routes into The City & West End.







TOTAL FLOOR AREA : 1768sq.ft. (164.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Viewings**

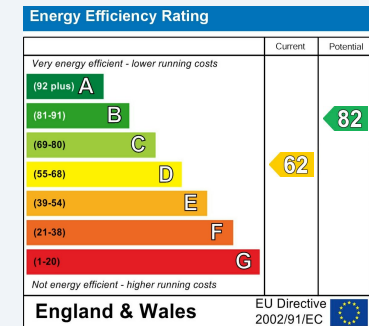
Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

