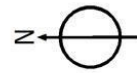


**Rectory Road, N16**  
 Approx. Gross Internal Area 1768 Sq Ft - 164.25 Sq M



**Cellar** Floor Area 151 Sq Ft - 14.03 Sq M  
**Ground Floor** Floor Area 589 Sq Ft - 54.72 Sq M  
**First Floor** Floor Area 580 Sq Ft - 53.88 Sq M  
**Second Floor** Floor Area 448 Sq Ft - 41.62 Sq M



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.

lpaplus.com

Date: 28/8/2023

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



**£1,175,000 Freehold**

Oakwood is delighted to offer a substantial four-bedroom Victorian terraced house set in the heart of Stoke Newington, moments from vibrant Church Street and the High Street. Bursting with original charm, the spacious and elegantly proportioned rooms feature high ceilings and exposed floorboards. The property does require modernisation, and would allow a family to put their own stamp on it. There is also access to a huge loft space that offers plenty of potential to extend into (STPP).

Rectory Road is perfectly positioned, a stone's throw from Church Street and the High Street's array of independent shops, coffee houses and restaurants. Trains from Rectory Road, Stoke Newington Overground, and Dalston Junction as well as access to nine bus routes are all within walking distance.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

[oakwoodestateagents.com](http://oakwoodestateagents.com)

48 Stoke Newington Church Street  
 London N16 ONB  
 Company No. 2995463, Oakwood Estate Agents Limited T/A Oakwood

Tel 020 7249 1000  
 Fax 020 7249 2000  
[www.oakwoodestateagents.com](http://www.oakwoodestateagents.com)



- FOUR BEDROOM HOUSE
- CLOSE TO TRANSPORT
- NEEDING MODERNISATION

- LARGE GARDEN
- EXCELLENT LOCATION

