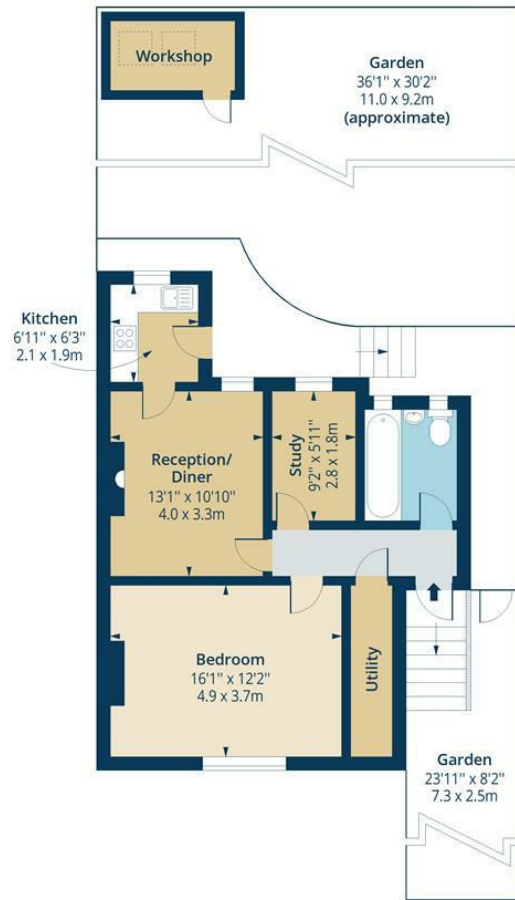


Rectory Road, N16
Approx. Gross Internal Area 617 Sq Ft - 57.32 Sq M



Basement

Floor Area 617 Sq Ft - 57.32 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: 8/12/2023

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.



Rectory Road, N16



£525,000 Leasehold - Share of Freehold

A stunning two bedroom flat set on the lower ground floor of this large end terraced Victorian house. Internally the flat has been maintained to an excellent standard and features wood laminate flooring, modern kitchen with integrated appliances, new bathroom and a large separate workspace/office/studio in the garden, fully insulated with electrics. This property will be sold with no onward chain and with a share of the freehold

Rectory Road is a brilliant location, with easy access to many local amenities. It's also close to popular Hackney Downs, and near to super speedy transport links serving the City and Central London. Hackney Downs Studios are just a short walk, and a mix of independent shops, bars and restaurants along Stokeley High Street, Church Street and surrounding Dalston are all within easy reach. This perfect property also falls within catchment of outstanding local primary (including Shacklewell Primary) and secondary schools, too.



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.

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- Sole use garden with rear and side gate access
- Share of Freehold
- No onward chain
- Ideal first time buy

- Large separate workspace/office/studio in the garden, fully insulated with electrics.
- Close to transport
- Own entrance

