NEXT MOVE
PROPERTY AGENTS

Ground Floor
419 sq.ft. (38.9 sq.m.) approx.

1st Floor
414 sq.ft. (38.5 sq.m.) approx.

2nd Floor
32 sq.ft. (3.0 sq.m.) approx.

Living Room
16'2" x 15'9"
4.93m x 4.80m

Hallway

UP

Kitchen/Diner
12'11" x 7'10"
3.93m x 2.39m

Bedroom
15'9" x 9'10"
4.80m x 3.00m

DOWN

Bathroom

Hallway

UP

Bedroom
15'8" x 12'8"
4.77m x 3.86m

Roof Terrace
29'8" x 15'9"
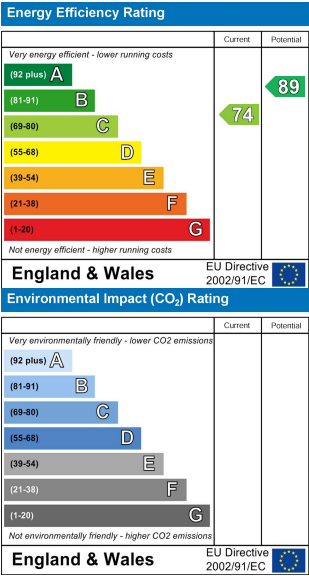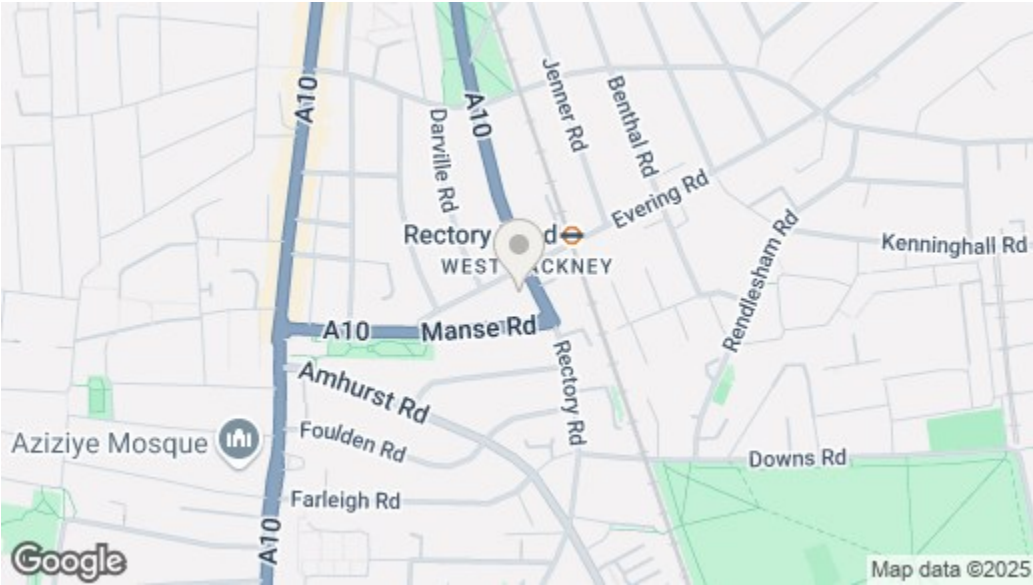9.04m x 4.80m

DOWN

Hallway

TOTAL FLOOR AREA : 865 sq.ft. (80.4 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales | EU Directive 2002/91/EC

Property Misdescriptions Act 1991

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are given only as a guide and services & appliances have not been tested. Purchasers are advised to appoint their own Surveyors & Conveyancers to satisfy themselves on all matters concerning any purchase.

Rectory Road N16 7QL

£800,000 Freehold

nextmove.com

Spacious modern three bedroom house with large roof-top terrace in a quiet location moments from all local amenities.

Tucked away in a gated mews, this superb property is arranged over two floors comprising on the ground floor a wide entrance hall, with guest cloakroom; smart kitchen with integrated appliances; and a generous L-shaped reception room. The first floor boasts a family bathroom and three double bedrooms. Stairs lead up to a terrace that occupies practically the whole of the roof space.

Church Street and the High Street's varied array of eateries, independent shops, pubs and coffee bars are just a few steps away. There are excellent transport links to The City and West End with numerous good bus routes and trains from Rectory Road Station (Overground), literally just across the road.