



Rectory Road Stoke Newington, London N16

Rectory Road

Stoke Newington

London N16

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



DESCRIPTION

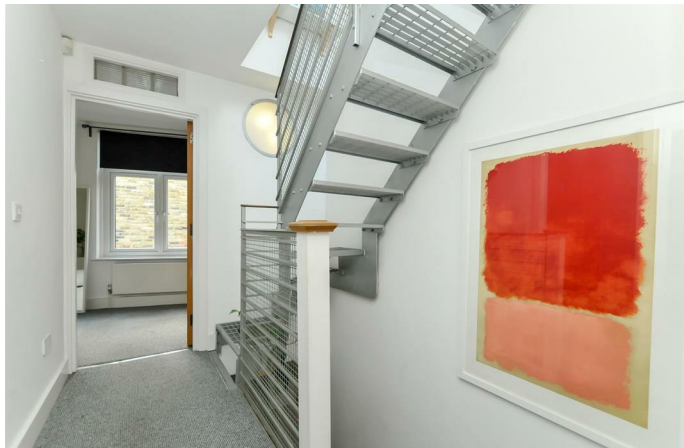
Tucked away in a gated mews, this superb property is arranged over two floors comprising on the ground floor a wide entrance hall, with guest cloakroom; smart kitchen with integrated appliances; and a generous L-shaped reception room. The first floor boasts a family bathroom and three double bedrooms. 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.

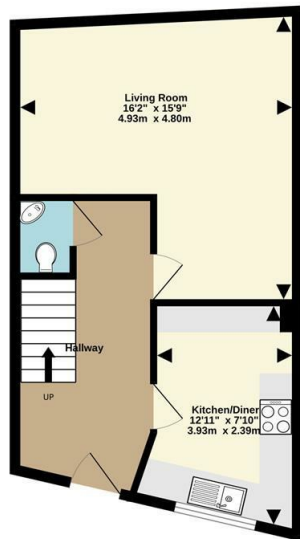
Freehold

Asking Price £725,000

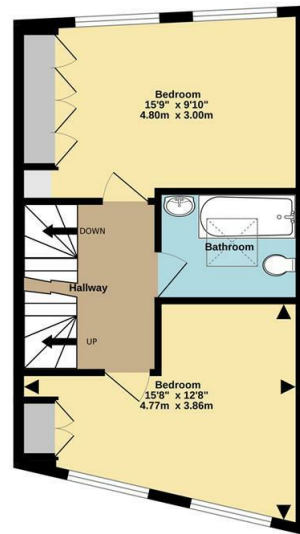




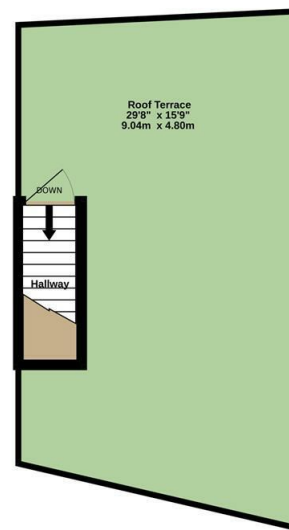
Ground Floor
419 sq.ft. (38.9 sq.m.) approx.



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



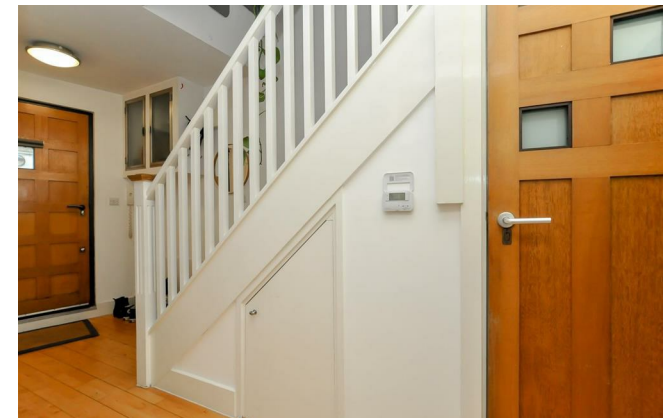
2nd Floor
32 sq.ft. (3.0 sq.m.) approx.



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		89
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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