

ASKING PRICE

£1,300,000 Freehold

Rectory Road

London, N16 7PP

PROPERTY SUMMARY

Castles Hackney are delighted to present this substantial six-bedroom Victorian mid-terraced home, offering over 2,200 sq. ft. of versatile accommodation in the heart of vibrant Stoke Newington.

Requiring complete modernisation, this impressive family residence presents a rare opportunity to create a truly exceptional home while preserving its wealth of original period features and character. Arranged over four floors, the property offers generous living space and significant scope to enhance and add value. The property has also recently had a new Roof.

The ground floor comprises an elegant through reception room with high ceilings, a large bay window and excellent natural light, alongside a separate dining room. To the rear is the kitchen, a ground-floor bathroom, and direct access to a generous south-facing garden—perfect for entertaining, outdoor dining and family life, there is also access to a 24ft Basement.

The first floor provides three well-proportioned bedrooms and a separate cloakroom, while the upper floor offers three additional bedrooms, allowing for flexible family accommodation or dedicated home office space. A substantial cellar provides excellent storage and offers further potential for conversion, subject to the necessary planning consents.

Ideally situated just moments from Stoke Newington High Street and the ever-popular Church Street, the property benefits from an outstanding selection of independent cafés, restaurants, boutiques and everyday amenities.

Transport links are excellent, with Rectory Road Overground Station less than a five-minute walk away, providing fast connections to the City and beyond. Numerous bus routes also offer convenient access across London.

Offering exceptional proportions, period character and enormous potential, this is a rare opportunity to acquire a landmark Victorian home in one of North London's most sought-after neighbourhoods.

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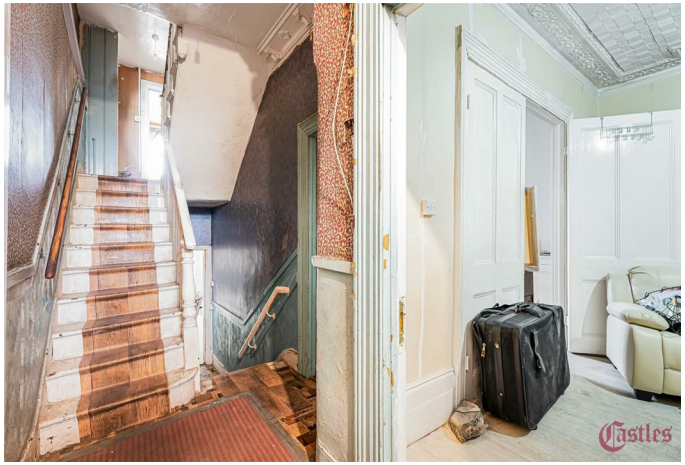








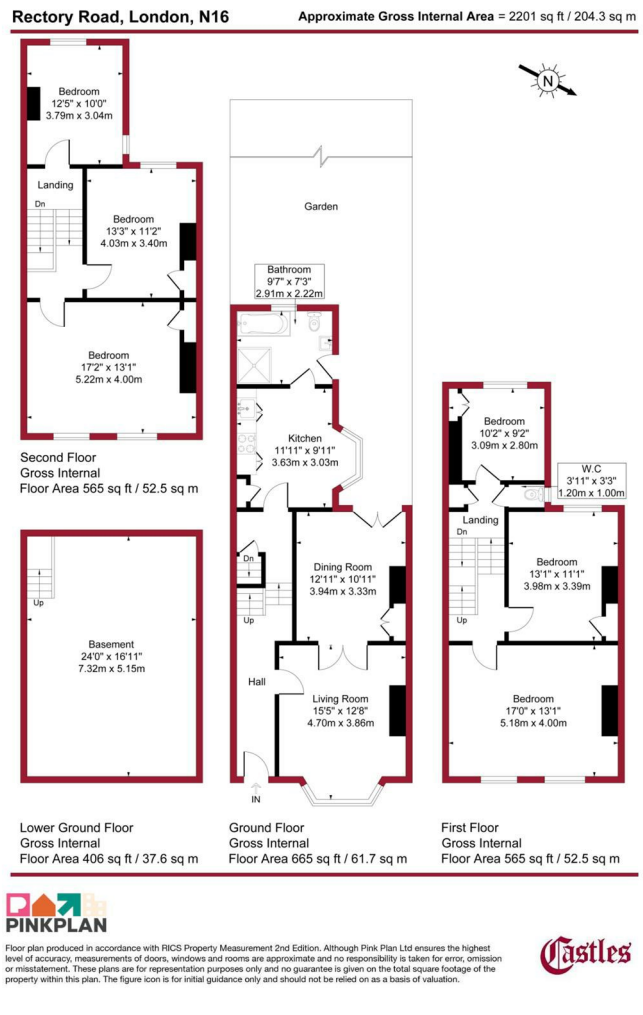












Transport

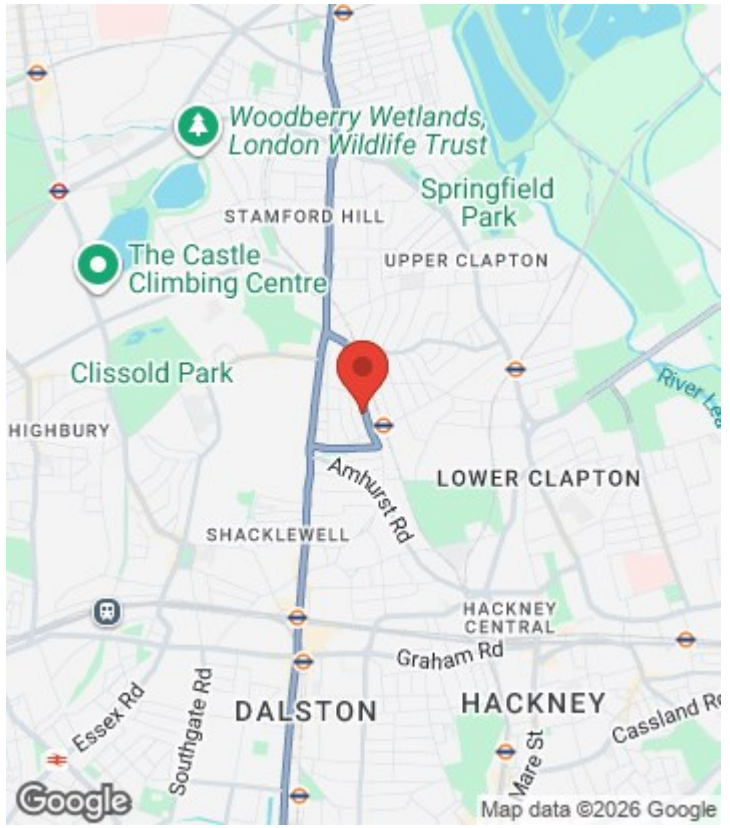
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



House

Freehold

Council: Hackney

Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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