



## Rectory Road, Hackney, London, N16 7SD

- Freehold Tenure
- 3 Double Bedrooms
- Approx. 1000+ Sqft Internal Living Space
- Expansive Private Garden
- Split-Level Maisonette
- Double-Glazed Windows Throughout

Offers In Excess Of £850,000

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A charming three-bedroom maisonette, sold with the benefit of the freehold, extending to approximately 1000 sq ft, cleverly arranged over lower ground and ground floors to maximize living space.

The ground floor offers a spacious reception room with an attractive, double-glazed bay window that draws in excellent natural light throughout the day, contributing to a quieter and more comfortable setting.

The kitchen has been thoughtfully updated with white cabinetry, contrasting granite worktops, and quality integrated appliances. French doors from the kitchen open straight onto the garden, making it ideal for summer dining and entertaining. This floor is completed by a third bedroom, modern bathroom, along with a separate guest W/C.



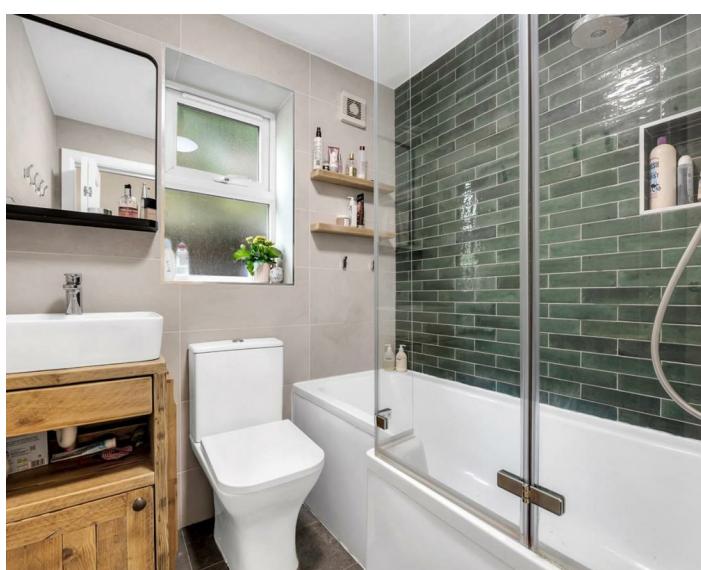
Downstairs features two generous double bedrooms, both with double-glazed windows for added comfort and insulation. The layout offers flexible accommodation for families or those needing a home office. The private garden is a key feature, extending to approximately 37ft - a generous stretch of lawn bordered by mature shrubs and planting, along with a paved area ideal for outdoor seating. It offers a genuine outdoor space that's rarely found with a property of this kind.

Rectory Road is located in the heart of Stoke Newington, only moments away from a wide range of shops, bars, restaurants and coffee houses of Stoke Newington Church Street & High Street as well as a short walk from Dalston, the property is also within walking distance of the stunning Clissold Park, Abney Park and Stoke Newington Common

Transport links include Rectory Road Station (Overground), Stoke Newington Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a variety of Bus routes into The City & West End.

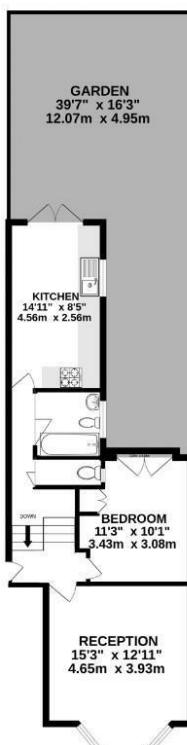
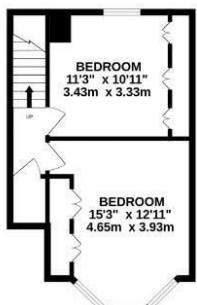


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BASEMENT  
383 sq ft (35.6 sq m.) approx.

GROUND FLOOR  
537 sq ft (49.8 sq m.) approx.



Total Floor Area : 1012 sq ft (94 sq. m ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any inaccuracy, 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Viewings

Please contact StokeNewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.