



# LOVE LIVING

HACKNEY



71 Rectory Road, London, N16 7PP  
£1,000,000

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£1,000,000

# 71 Rectory Road

London, N16 7PP

- Five bedrooms arranged over three floors
- Fantastic location near Stoke Newington, Dalston, and Clapton
- Potential to extend (Subject to the usual planning consents)
- Private garden
- Cellar offering excellent storage space
- Easy access to green spaces and transport links

## The Home –

This generously proportioned Victorian family home is positioned in a prime location in the heart of Stoke Newington. Arranged across four levels with a cellar for additional storage, the property features five bedrooms, spacious living and entertaining areas, and direct access to a private garden. With Rectory Road station just moments away, and the community of Stoke Newington, Dalston, and Clapton on the doorstep, this is a home that effortlessly balances convenience, lifestyle, and comfort.



### The Indoors

As you enter, the extensive living room sits to the right, offering a bright and versatile space perfect for family gatherings or entertaining guests. Moving further through the hallway leads you to the well-designed kitchen and dining area. This hub of the home opens directly onto the garden, making indoor-to-outdoor living seamless. On the first floor, you'll find the first and second bedrooms, both generously sized. The first bedroom is particularly spacious and easily accommodates a king-sized bed. The second bedroom comfortably fits a double. This floor also includes the main bathroom and a separate W/C, providing convenience for family life. The top level of the home offers three additional bedrooms. The third bedroom is a large king-sized room, while the fourth is ideal for a double bed. The fifth bedroom provides flexibility, suitable as a study, nursery, playroom, or guest room, with space for a single bed if required. The cellar is a highly practical addition, offering excellent storage options and potential for further use.

### The Outdoors

The garden area is accessed directly from the kitchen and dining area. This outdoor space is perfect for summer dining, hosting barbecues, or simply enjoying some quiet time. Surrounded by greenery, it provides a natural extension of the living space and is ideal for families, professionals, or those who enjoy a touch of nature within the city.

### Loving The Location





Rectory Road is conveniently positioned for all the amenities of Stoke Newington, Clapton and Dalston. The Jolly Butchers pub is at the end of Garnham Street and is something of a local institution, specialising in craft beer and excellent pub food. Church Street is a few minutes away and is home to a vast array of independent shops, cafes, restaurants and pubs, including The Spence Bakery, Whole Foods and The Good Egg. Esters, a favourite with locals, is an excellent neighbourhood café serving breakfast, lunch and coffee, while slightly further afield is Primeur; recently described as 'the perfect neighbourhood restaurant', it serves modern European cuisine and natural wine on Petherton Road.

For green open space, just a short walk away is Clissold Park, Springfield Park, Markfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest within 20-30 minutes.

For transport, Rectory Road station is minutes walk away and you can be in Liverpool Street in 15 minutes. There are also plenty of good bus connections nearby offering routes to the city and West End.

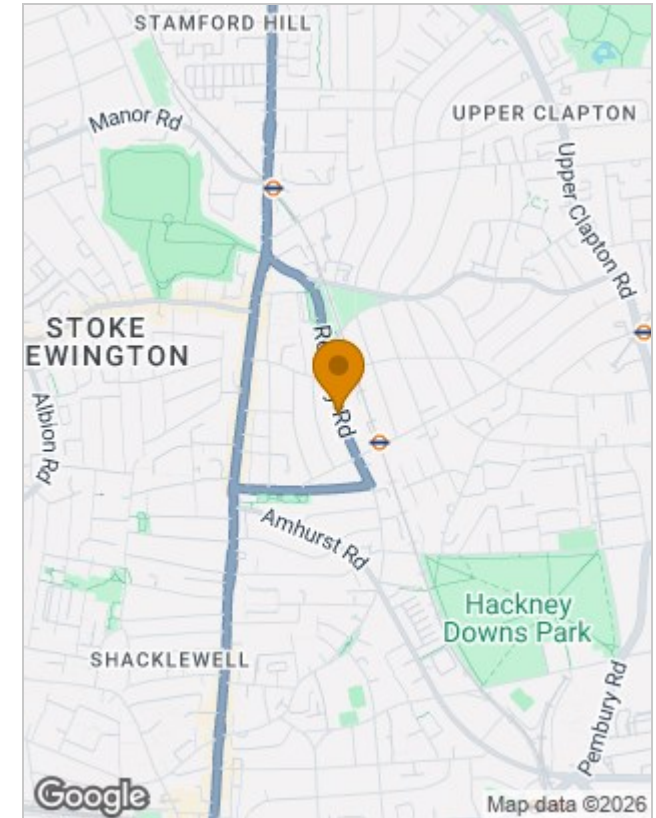




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.