



## 2 bed flat to buy in N16

Rectory Road, London, ., N16 7QU

**£180,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Cash Buyer's Only
- ✓ Two Bedrooms
- ✓ Private Balcony
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000

Versatile two-bedroom flat with stunning views across East London.

The property comprises of a separate kitchen with a dining area that leads to the private balcony.

All your everyday mod cons are integrated within the kitchen.

The dual aspect reception room is a good size and further benefits from built-in storage.

There is a single bedroom and a larger bedroom with a built-in wardrobe (this could be removed to make the bedroom larger if required).

The bathroom is well proportioned for the size of the flat and has a full-length bath.

There is a further storage cupboard in the hallway and an external storage shed that belongs to the property.

Location;

Neighbouring Stoke Newington, Hackney and Newington Green make it a vibrant place to live, with an array of independent shops and award-winning bars and restaurants, and it is next to Stoke Newington Road for your everyday amenities.

The area has various open green spaces, including Butterfield Green, the renowned Clissold Park, and Hackney Downs.

All while the neighbourhood retains a strong sense of community and village-like character.

Transport;

Rectory Road National Train Station is the closest station, and there are numerous buses for alternative routes and access all over London.

Dalston Kingsland and Dalston Junction Overground stations are a short walk away, offering quick routes to Liverpool Street, Central London and beyond.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

EPC Rating: C

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 90

Annual Ground Rent Amount: £9.00

Annual Service Charge Amount: £2,712.00

Price: Starting Bid £180,000

Property Type: Flat

Parking: On Street

Year built: 1953

Construction materials: Insulated concrete framework

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

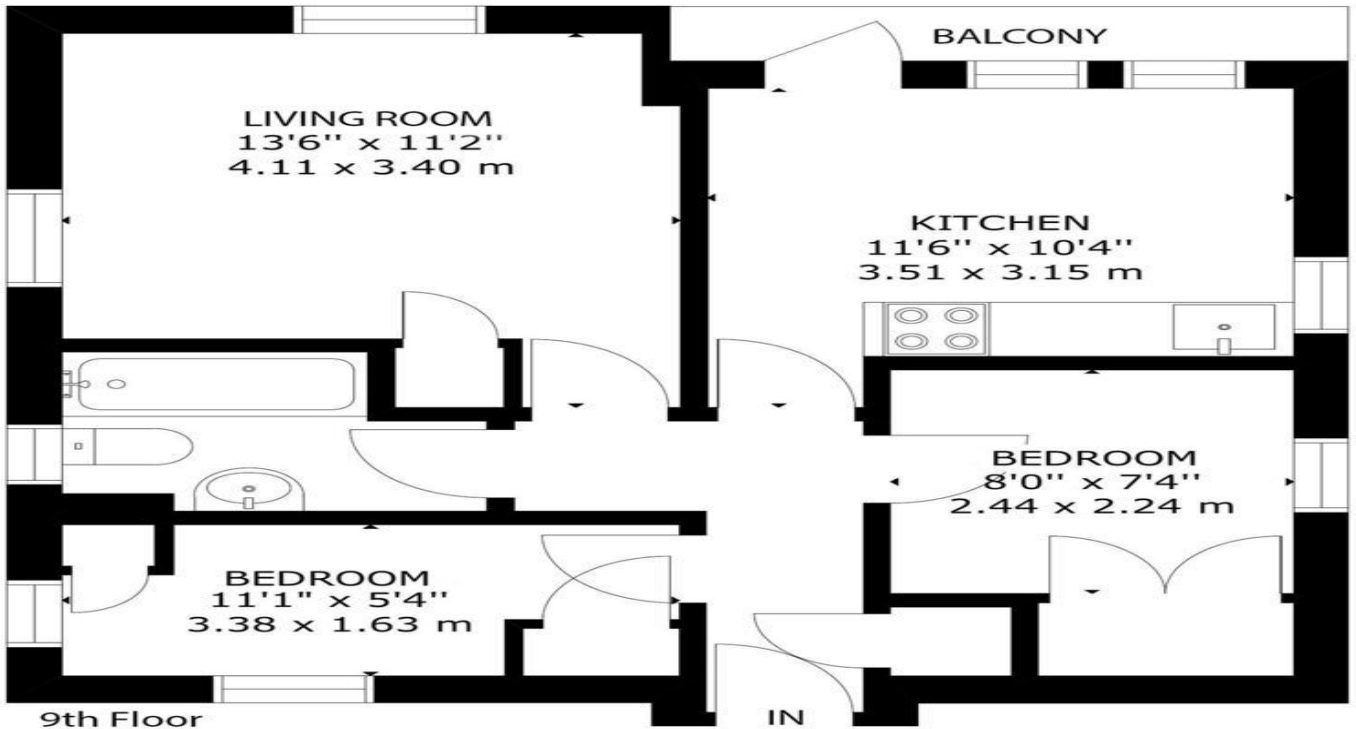
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sqfootage & sq metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©11032026. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email: mark@steelelondon.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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