

### Directions

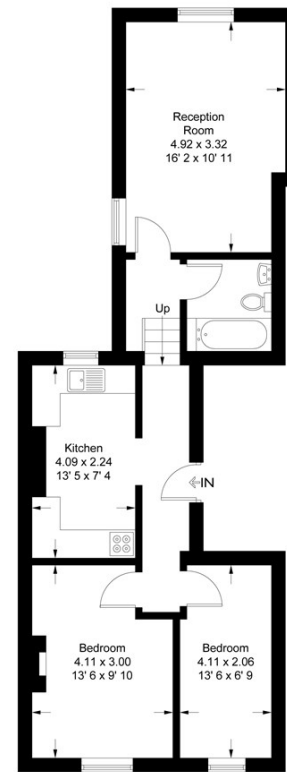
### Viewings

Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

### EPC Rating

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

**Brooke Road**  
Approximate Gross Internal Area = 627 sq ft / 58.3 sq m



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



### First Floor Flat, 227a Brooke Road, Clapton, E5 8AB

Asking Price £550,000

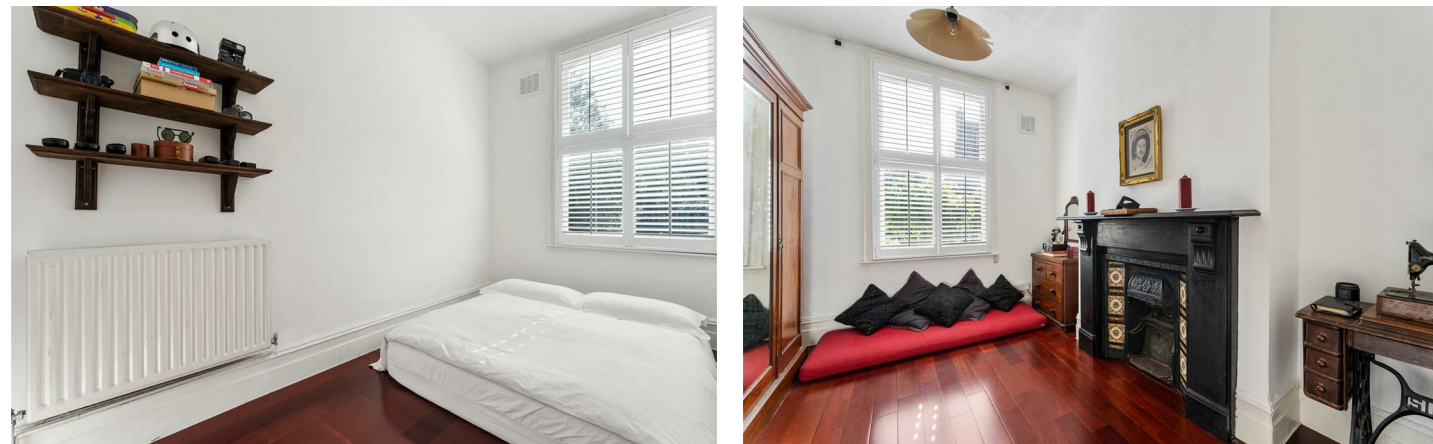
- Two-bedroom Victorian conversion
- Located on the popular Brooke Road
- 0.2miles to Clapton Train Station
- First floor
- Large reception room
- Characterful features throughout

# 227a Brooke Road, Clapton E5 8AB

Located on the popular tree lined, residential street of Brooke Road, Petty Son and Prestwich are delighted to offer for sale this spacious two-bedroom, first floor Victorian conversion.



Council Tax Band: C



Brooke Road has an excellent sense of community and with the recent changes to the street, it has significantly reduced the level of traffic too, creating a quieter and safer location. The property is two doors from the Clapton Country Club with its cultural programme of film and food nights. The vibrant Lower Clapton Road and Stoke Newington Church Street are both close by and connections into the City and Central London via Clapton Station is just 0.2 miles away. Clissold Park, Springfield Park and the River Lea tow paths are also close by and offer scenic cycle routes – perfect for Sunday mornings.

**BEDROOM**  
13'6" x 9'10"

**BEDROOM**  
13'6" x 6'9"

Retaining a wealth of the original character, features such as the high ceilings, attractive sash windows, tiered hallway, and impressive fireplace ensure the living space created is charming, welcoming and bright. Stepping into the apartment the accommodation is comprised of two generous bedrooms, one of which features a stunning fireplace, whilst both benefit from large sash windows that are framed beautifully with plantation shutters.

The kitchen provides plenty of work surface and storage space and offers the perfect area to practice and perfect your creative culinary skills! The spacious reception room has the benefit of two windows with different aspects and the space can be designed to easily accommodate a dining and lounge area.

The apartment has a family bathroom and with fantastic neighbours, the communal hallway is immaculate and well presented.

EPC Rating: D57  
Council Tax Band: C  
Lease Information: 125 years from 1st January 2018 (120 years currently remain)  
Service Charge: N/A  
Ground Rent: £150 per annum

**RECEPTION ROOM**  
16'2" x 10'11"

**KITCHEN**  
13'5" x 7'4"