

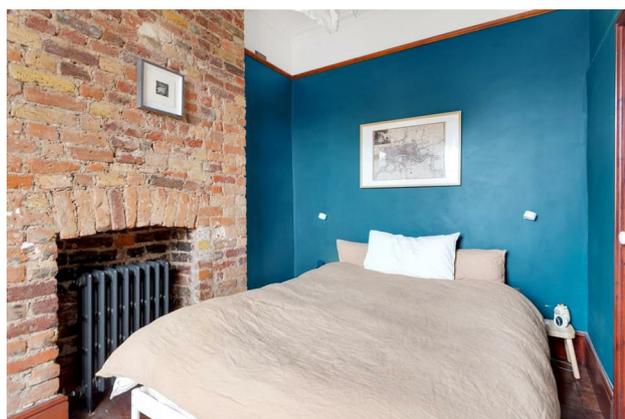
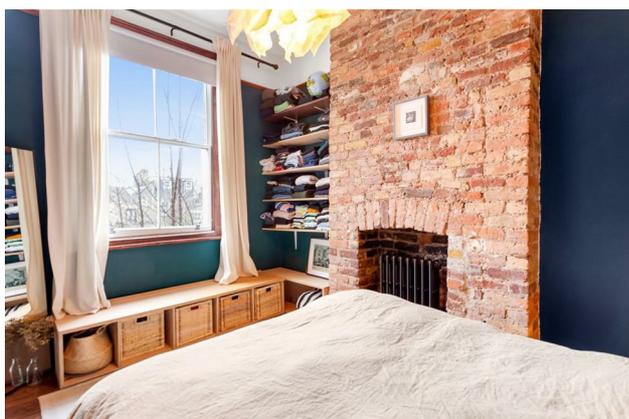
# HUNTERS®

HERE TO GET *you* THERE

**Brooke Road, London, E5**

**Asking Price £585,000**

Property Images



# HUNTERS<sup>®</sup>

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## Property Images



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## Floorplan

FIRST FLOOR  
515 sq. ft. (47.8 sq.m.) approx.



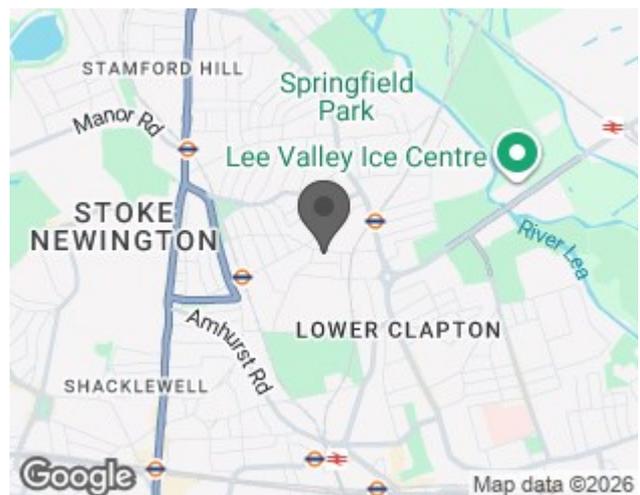
TOTAL FLOOR AREA: 515 sq. ft. (47.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The correct figures and appearance should have not been noted and no guarantee as to their suitability or efficiency can be given.  
Made with Metaphor G2024



## EPC

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>		71	81
(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		

## Map



## Details

Type: Flat - Conversion Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

## Summary

Offered to the market chain free, this beautifully presented two bedroom first floor flat is set within an attractive Victorian terrace on Brooke Road and benefits from a share of the freehold.

The property offers a bright and well proportioned open plan reception and kitchen space, measuring over 17 ft in length, with excellent natural light from large sash windows. Period features are a real highlight throughout, including exposed brickwork, original fireplaces and wooden flooring, all combining to create a warm and characterful living space.

The kitchen area is neatly arranged and well suited for both everyday use and entertaining, with ample worktop space and storage, while the reception area comfortably accommodates both living and dining furniture.

There are two bedrooms, both thoughtfully laid out within the flat. The principal bedroom is positioned to the rear, while the second bedroom works equally well as a guest room, home office or nursery. A contemporary bathroom is accessed off the central hallway and is finished with a full size bath and shower.

Brooke Road is a popular residential street, ideally located for the green open spaces of Hackney Downs and Clissold Park, with excellent transport links nearby including Rectory Road and Stoke Newington stations, as well as a wide selection of local shops, cafés and amenities along Stoke Newington High Street and Lower Clapton Road.

## Features

- Chain free
- Period conversion
- First floor
- Good condition throughout
- Two bedrooms
- Share of freehold
- Close to transport links
- Close to local amenities