

Wild & Co.

wildandco.uk



Brookfield Road, Victoria Park,, E9 5AH

VICTORIA PARK. SUNNY TRIPLEX APARTMENT.

Beautifully presented triplex apartment literally a stones throw from the verdant open spaces of Victoria Park.

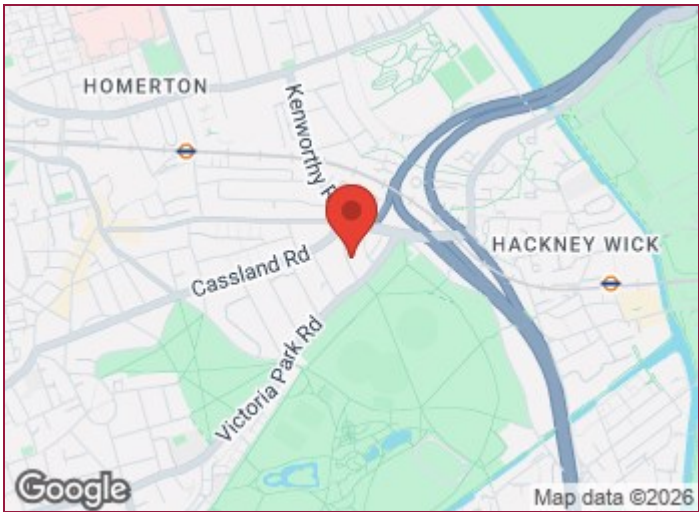
Bright well proportioned accommodation. 2 - 3 bedrooms. Recetion room through to kitchen. Shower room. Patio/Off Street Parking.

Offers In Excess Of £600,000 | Leasehold

Brookfield Road, Victoria Park,, E9 5AH



- Close to the verdant spaces of Victoria Park
- 3rd bedroom or office / dressing room
- Excellent decorative condition
- Triplex apartment
- Well located for local shopping facilities
- Early viewing strongly recommended
- 2 double bedrooms
- Close to transport amenities



Directions

Brookfield Road runs between Victoria Park Road and Cassland Road and is accessed from Cassland Road.

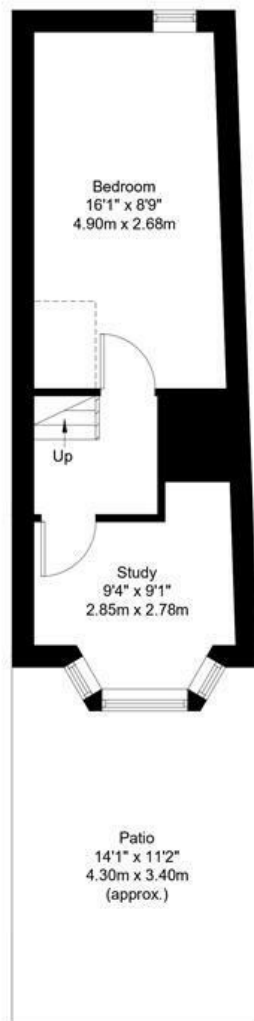
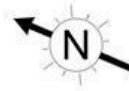


Brookfield Road, E9 5AH

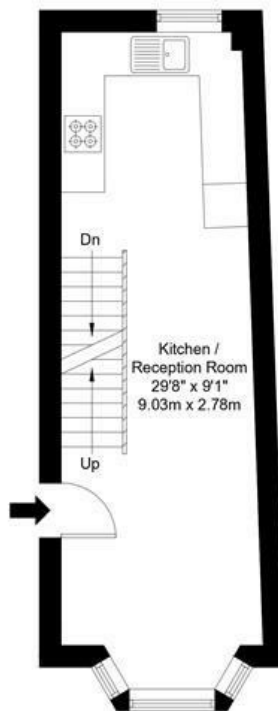
Approx Gross Internal Area = 67.3 sq m / 724 sq ft

Reduced Headroom = 1 sq m / 11 sq ft

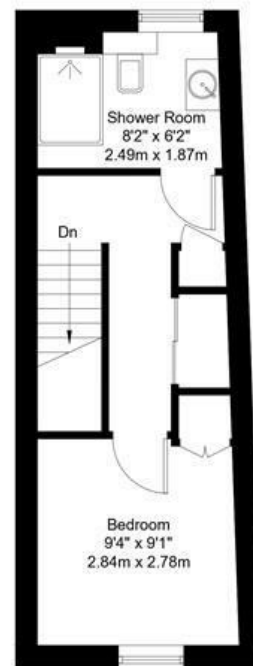
Total = 68.3 sq m / 735 sq ft



Lower Ground Floor



Raised Ground Floor



First Floor

Ref :

Copyright

**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BleuPlan

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		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.