



Brooksby's Walk, E9

£1,350,000

Measuring over 1,807 sq. Ft., this unique three bedroom detached Georgian home is a rare historic find, well maintained throughout. Originally serving as the merchant quarters for a factory, the property seamlessly blends rich industrial heritage with bright, expanded living space. Characterised by two generous reception rooms, original wooden floorboards, working fireplaces, and secondary glazed front windows for acoustic insulation, the home provides a comfortable and characterful atmosphere ready for modern living.

Set in the vibrant crossroads of Lower Clapton and Homerton, the home sits moments from the Castle Cinema, Chatsworth Road's bustling market, and a lively mix of cafés and eateries. Homerton station is a short walk away.

Features

- Detached Freehold
- Chain Free
- Three Double Bedrooms
- Two Bathrooms
- Garden Room Extension

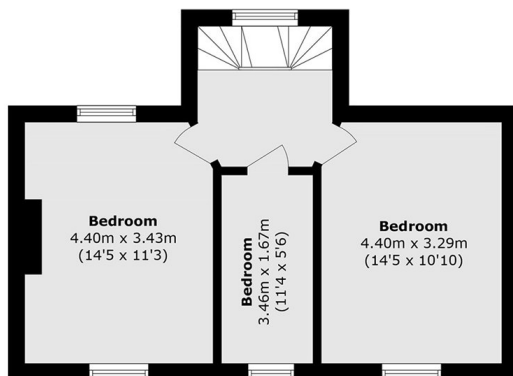


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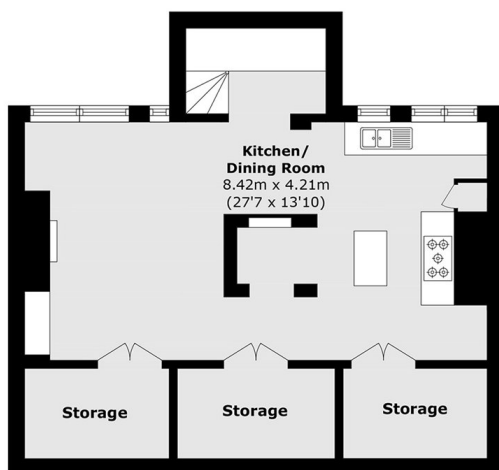
Tucked beneath the house lies a serene basement kitchen/dining room running the full width of the house, drawing in ample natural daylight from windows facing into the courtyard garden and atrium. Three practical vaulted rooms converted from historic coal stores offer valuable additional multi-use space, including a pantry. At the rear of the house is an architect-designed garden room and shower room, porcelain-tiled and underfloor heated. Natural light spills in through the skylights and side glazing, and a sliding glass wall system can open out completely to connect the house with the secluded paved courtyard. Complete with a secure front bike storage shed, the property is offered to the market chain free.



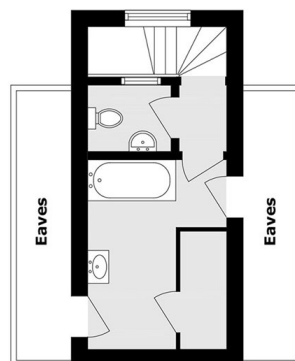
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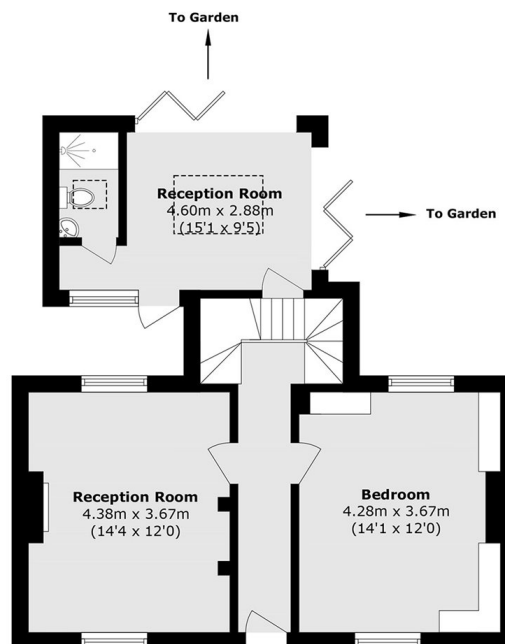
First Floor



Lower Ground Floor



Second Floor



Ground Floor

Total area (approx.): 167.9 sq. m (1807.2 sq. ft)
(Excluding Eaves)