

Julian  
Reid

**206 Brooke Road, London, E5 8AP**

A very spacious four bedroom, late Victorian family home with well proportioned accommodation in excess of 1850 square feet and with south facing garden

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**Guide Price £1,325,000**  
**Freehold**

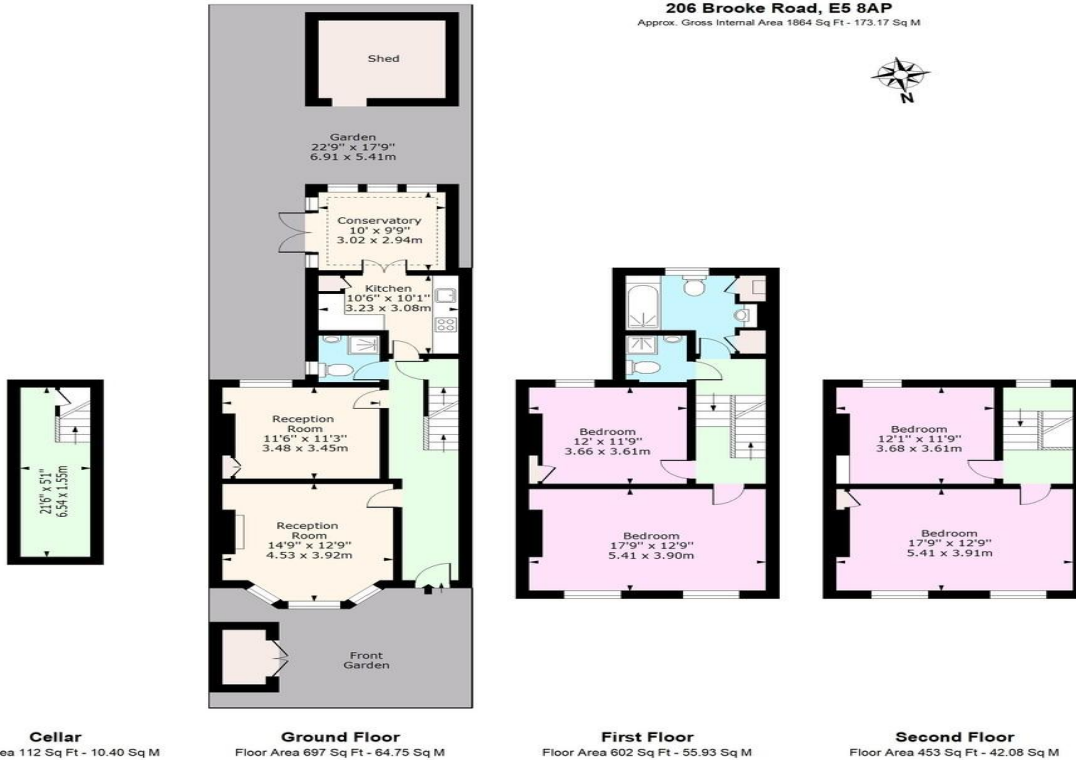
- **4 Bedrooms**
- **Council Tax Band: F**
- **EPC Rating: TBC**
- **2 Reception rooms**
- **Conservatory**

A very spacious, late Victorian end of terraced house offering generous, well presented accommodation over three floors. There are four large bedrooms on the first and top floors with family bathroom and shower room/wc. The ground floor consists of two separate reception rooms, a further shower room, well fitted kitchen and conservatory which overlooks a south facing garden. There is gas central heating and a cellar for storage. there is also off street parking to the front of the property. Brooke Road is a popular residential road within a short walk of Clapton overground station, various bus routes and the vibrant selection of shops, bars and restaurants on Lower Clapton Road



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**206 Brooke Road, E5 8AP**  
Approx. Gross Internal Area 1664 Sq Ft - 173.17 Sq M



**Cellar**  
Floor Area 112 Sq Ft - 10.40 Sq M

**Ground Floor**  
Floor Area 697 Sq Ft - 64.75 Sq M

**First Floor**  
Floor Area 602 Sq Ft - 55.93 Sq M

**Second Floor**  
Floor Area 453 Sq Ft - 42.08 Sq M

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