

LOVE  
LIVING



129 Brooke Road, London, N16 7RP  
Offers in excess of £1,395,000





# 129 Brooke Road

London, N16 7RP

- Over 2,300 sq ft of internal accommodation across three floors
- Two elegant reception rooms with original timber flooring
- Bespoke lower-ground kitchen and dining room
- End-of-terrace position with private front garden
- Four bedrooms and two bathrooms
- Original Victorian features retained throughout
- 140ft+ private rear garden
- Outstanding opportunity to create a landmark family home in Stoke Newington

## The Home -

Occupying a prominent end-of-terrace position on Brooke Road, this substantial Victorian house extends over 2,300 sq ft across three floors, accompanied by an exceptionally long rear garden and a private front garden. Behind its handsome period façade lies a home offering exciting scope to re-imagine and personalise.

Original pine floorboards, generous ceiling heights and large bay windows run throughout, while the accommodation unfolds naturally from formal reception spaces to a crafted kitchen and dining room overlooking the garden. With four bedrooms, two bathrooms and multiple reception rooms, the house offers the scale and flexibility increasingly sought after by growing families looking to settle in a sought after spot in Hackney, close to everything that Clapton and Stoke Newington has to offer.



## The Indoors

The entrance hall immediately establishes the proportions of the house, leading to two impressive reception rooms. To the front, the principal reception is a great size and a broad bay window fills the room with natural light. Original timber floorboards, high ceilings and simple period detailing provide an elegant backdrop, while the generous dimensions allow for a variety of furniture layouts. The rear section of the reception room overlooking the garden, creating a quieter area.

The lower ground floor has been transformed into a considered kitchen and dining space. Bespoke cabinetry sits beneath rich timber worktops, complemented by slate flooring, exposed painted brickwork and vertical timber panelling that gives the room warmth and texture. A restored fireplace forms the focal point of the dining area, while carefully selected lighting and brass ironmongery add a contemporary finish.

The first floor is arranged around three well-proportioned bedrooms. The main bedroom occupies the front of the house, where a wide bay window creates an impressive sense of space and frames leafy views across Brooke Road. A second generous double bedroom sits to the rear, alongside a further bedroom that would work equally well as a nursery, guest room or study. A family bathroom serves this floor.

Throughout the house, original floorboards, period joinery and large sash windows have been retained, providing an excellent foundation for future owners wishing to further enhance an already characterful home.

## The Outdoors





One of the property's defining features is its outside space. A mature front garden sets the house back from the street, softening the approach and creating a welcome sense of privacy.

To the rear, the garden stretches well beyond neighbouring plots, extending to approximately 140 feet. Its extraordinary length offers enormous potential to create a series of landscaped spaces, from entertaining terraces and kitchen gardens to play areas and productive planting. Mature trees provide privacy throughout, making it feel remarkably secluded despite its central location.

#### Loving The Location

Brooke Road is conveniently positioned for all the amenities of Stoke Newington, Clapton and Dalston. The Crooked Billet pub is located on Upper Clapton Road and is something of a local institution, specialising in craft beer and excellent pub food. Church Street is close by and is home to a vast array of independent shops, cafes, restaurants and pubs, including The Spence Bakery, Whole Foods and The Good Egg. Esters, a favourite with locals, is an excellent neighbourhood café serving breakfast, lunch and coffee, while slightly further afield is Primeur; recently described as 'the perfect neighbourhood restaurant', it serves modern European cuisine and natural wine on Petherton Road.

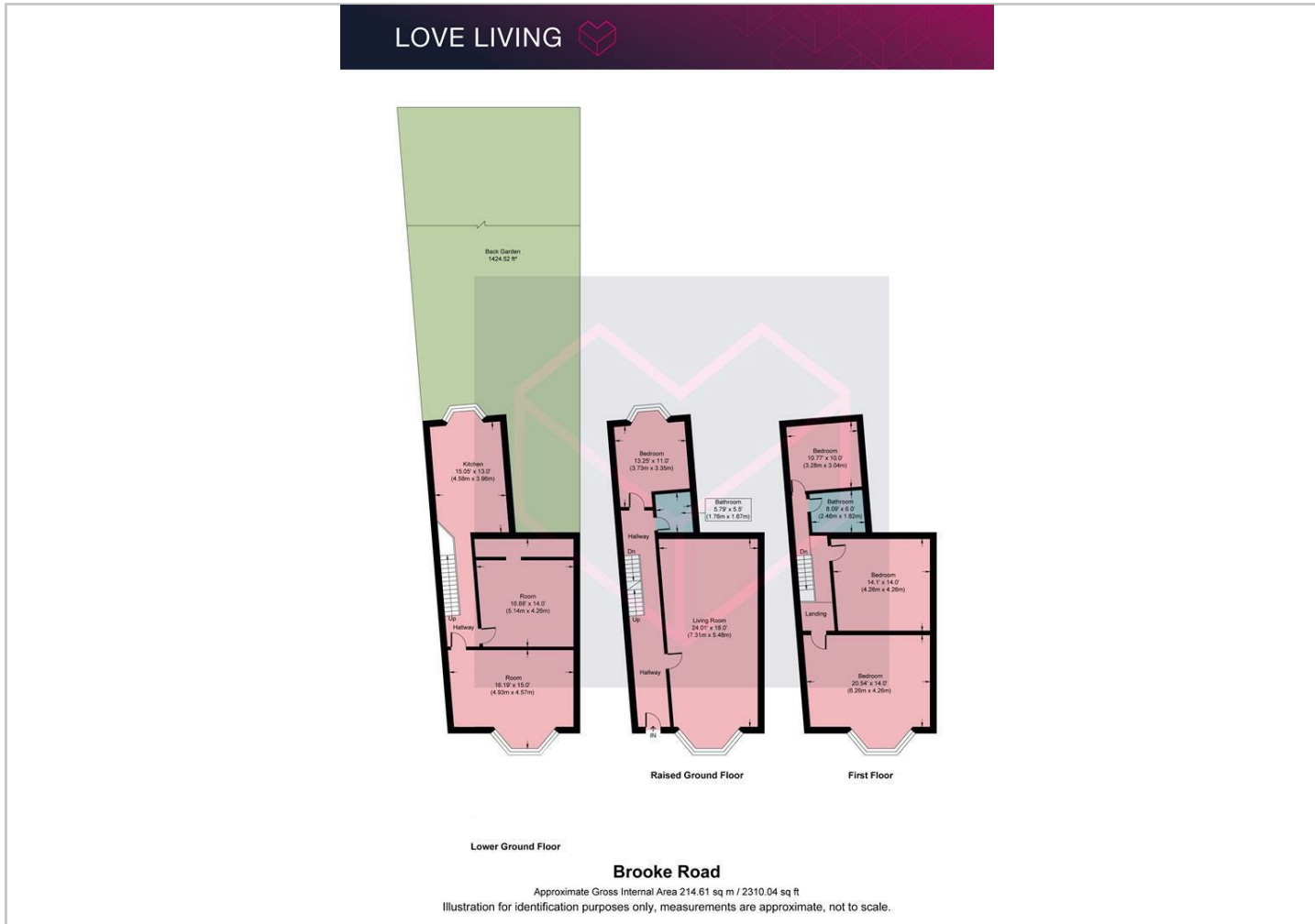
For green open space, just a short walk away is Clissold Park, Springfield Park, Markfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest within 20-30 minutes.

For transport, Clapton Station is minutes walk away and you can be in Liverpool Street in 15 minutes. There are also plenty of good bus connections nearby offering routes to the city and West End.

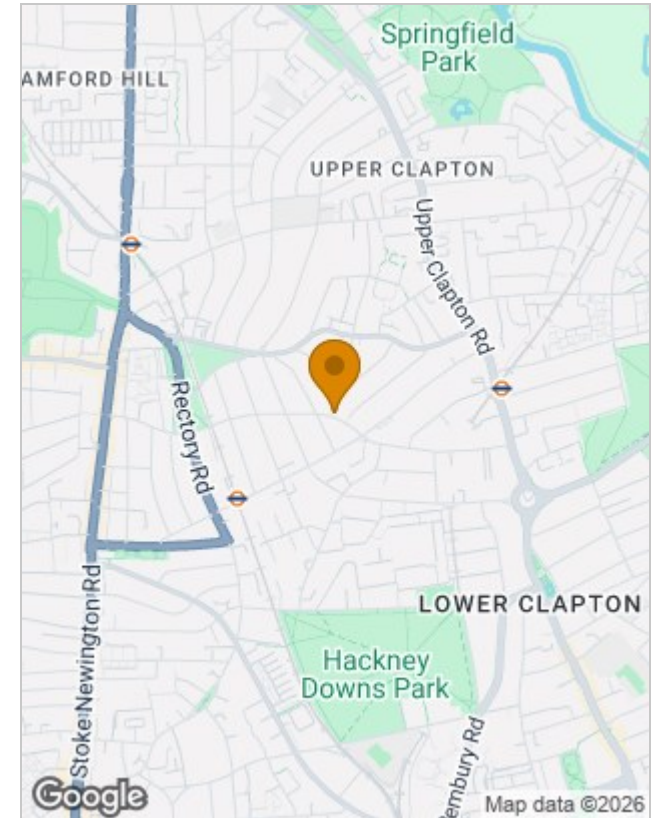




## Floor Plans



## Location Map



## Energy Performance Graph

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	

## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

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