

## Brooke Road, London, N16

- Chain free
- Private garden
- Share of freehold
- Close to transport links
- Period Conversion
- Good condition throughout
- Ample storage
- Close to local amenities

**Asking Price £425,000**



# Brooke Road, London, N16

## DESCRIPTION

Offered to the market chain free, a well-presented one bedroom raised ground floor garden flat set on a tree-lined street in Stoke Newington.

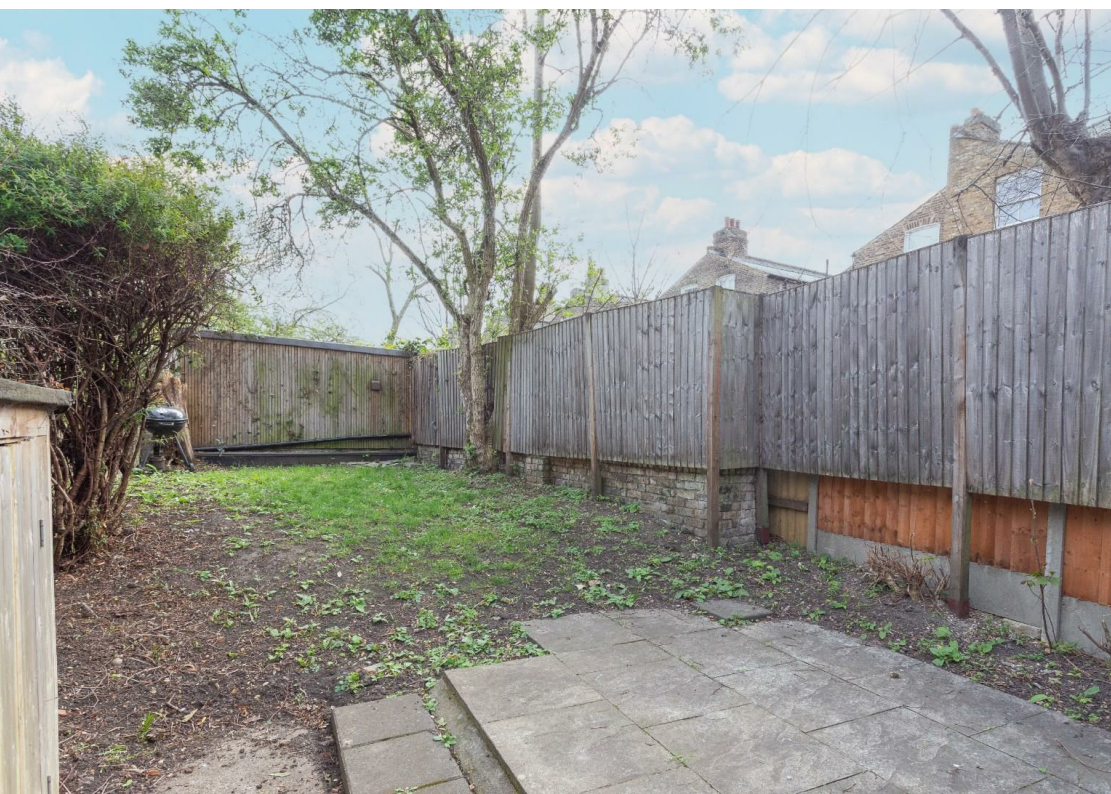
Offering approximately 407 sq ft (37.8 sq m), the property comprises a bright and spacious reception room, separate fitted kitchen with direct access to the garden, double bedroom with built in storage and a modern bathroom.

The flat benefits from light and airy living throughout along with a well-balanced layout and ample storage. To the rear, there is a private garden providing an excellent outdoor space and a shared freehold

Brooke Road is a quiet residential street located moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, along with Stoke Newington High Street. Clissold Park is also within easy reach.

Transport links include Rectory Road and Stoke Newington Overground stations with direct access into Liverpool Street, along with a variety of bus routes into the City and West End.





UPPER GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 407sq.ft. (37.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

Please contact [StokeNewington@hunters.com](mailto:StokeNewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

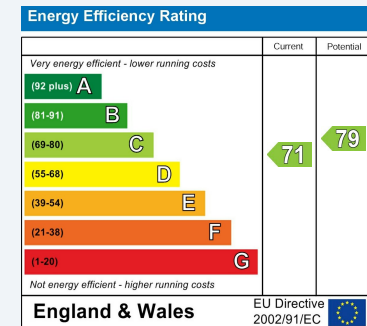
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



185 - 187 Church Street, Stoke Newington, London, N16 0UL  
Tel: 020 7249 7499 Email: [StokeNewington@hunters.com](mailto:StokeNewington@hunters.com) <https://www.hunters.com>

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

