



## BROOKE ROAD LONDON, N16

£2,850,000  
FREEHOLD

This property on Brooke Road represents a spectacular investment opportunity, with high return and scope for further development. The property is situated moments from Stoke Newington High Street & Stamford Hill which is an excellent and high demand location.

Flat 1 is a beautifully converted 3 double bedrooms, two-bathroom garden flat with a basement. The basement itself has scope for redevelopment into a separate studio, subject to the necessary consents. The flat itself is in stunning condition throughout. Rents tend to exceed £4,250 per calendar month and the property is currently achieving £6,000 per calendar month. The property measures 990.28 square feet, with an additional 441.32 square feet in the basement.

Flat 2 is located on the first floor and is arranged as three units which each has an ensuite and access to a communal kitchen. Each unit is currently achieving £1,450 per calendar month and £100 for bills. The flat measures 592 square

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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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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