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HERE TO GET *you* THERE

Brooke Road, London, E5

Offers In Excess Of £550,000

Property Images



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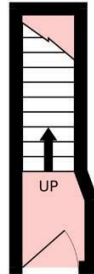
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Floorplan

GROUND FLOOR
(35 sq.ft. (3.2 sq.m.) approx.)



FIRST FLOOR
(613 sq.ft. (57.0 sq.m.) approx.)



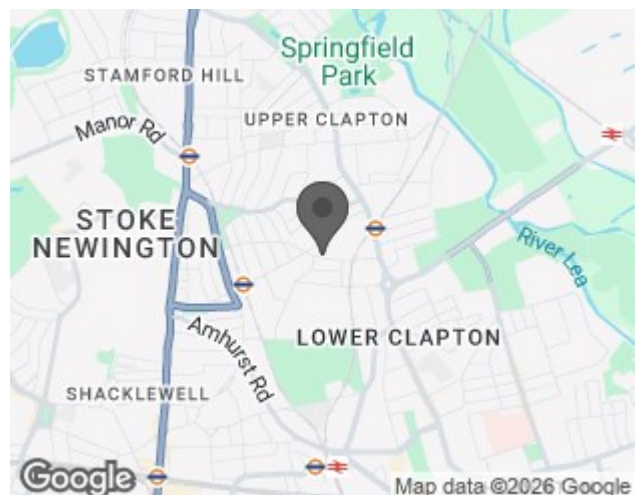
TOTAL FLOOR AREA: 648 sq.ft. (60.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The positions, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Map



Details

Type: Flat Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Share of Freehold

Summary

Situated on the sought-after Brooke Road, E5, is this beautifully presented two-bedroom apartment forming part of an attractive period conversion. Measuring approximately 648 sq. ft. (60.2 sq. m.), the property occupies the first floor and benefits from bright, well-proportioned accommodation throughout.

The property comprises an impressive open-plan reception room and kitchen, providing excellent entertaining space with large sash windows, generous ceiling heights and an abundance of natural light. The south-facing reception room enjoys excellent natural light throughout the year, whilst the contemporary kitchen is fitted with a range of modern units, integrated appliances and a central island.

There are two well-proportioned double bedrooms, including a spacious principal bedroom with extensive fitted wardrobes, together with a stylish shower room finished to a high standard.

Further benefits include ample storage (including access to loft space for additional storage), period character and a desirable corner position within this attractive Victorian building.

Brooke Road is a popular residential street ideally positioned for the amenities of Chatsworth Road, Lower Clapton and Stoke Newington. Excellent transport links are available nearby including Clapton Overground Station, Rectory Road Overground Station and numerous bus routes providing easy access into the City, Shoreditch and beyond.

Features

• Share of freehold • Two bedrooms • Period conversion • Open plan living • Excellent condition • Quiet street • Close to transport links • Close to local amenities