

# HUNTERS®

HERE TO GET *you* THERE

Brooke Road, London, E5

Asking Price £650,000

Property Images



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## Property Images



## Floorplan



TOTAL FLOOR AREA: 710sq ft (66.0 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, system and appliances shown have not been tested and no guarantee as to their capacity or efficiency can be given.  
Made with Metaphor CDD2.



## EPC

| 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>                            | 70                         | 79        |
| (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 |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

## Map



## Details

Type: Flat - Conversion Beds: 2 Bathrooms: 1 Reception: 0 Tenure: Share of Freehold

## Summary

Chain Free and rarely available on the market, this fantastic two bedroom garden flat is set on Brooke Road, E5, and offers approximately 776 sq. ft. (72 sq. m.) of internal accommodation, an impressive 60 ft private rear garden, and a spacious open-plan kitchen and reception room.

Available to view by appointment only, the property is presented in good condition throughout and comprises a bright and generous open-plan kitchen/living space, creating an excellent setting for entertaining and everyday living, a principal bedroom with direct access to the garden, a second double bedroom, a family bathroom, and a large private rear garden, ideal for outdoor dining, relaxing, or gardening.

The garden measures approximately 60 ft x 21 ft (18.33m x 6.60m) and provides a rare amount of outdoor space for a property of this type. The flat also benefits from a cellar, offering useful additional storage potential.

Brooke Road is a popular residential street in E5, well positioned for the independent cafés, shops, and restaurants of Lower Clapton Road, Chatsworth Road, and Hackney Central, as well as the green open spaces of Hackney Downs and Millfields Park.

Transport links include Clapton Station (Overground), Hackney Central, and Hackney Downs, along with multiple bus routes providing convenient access into The City and Central London.

## Features

- Chain free • Two bedrooms • Period conversion • Large private garden • Good condition throughout • Share of freehold • Close to local amenities • Close to transport links