



Brooke Road, London

Guide Price £1,395,000



Tenure: Freehold

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Brooke Road, London

DESCRIPTION

Available to view by appointment only, a spacious four bedroom end of terrace freehold house arranged over three floors.

The property offers generous living space including a bright double reception room, separate kitchen and four well-proportioned bedrooms. There are also multiple bathrooms and flexible accommodation throughout, making it ideal for families.

To the rear is a large private garden providing excellent outdoor space. The property also benefits from ample storage within the basement.

Subject to the necessary consents, there is potential to extend the property further.

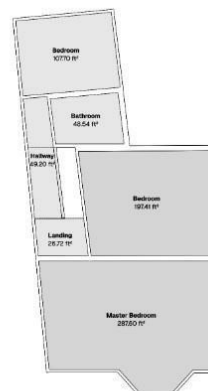
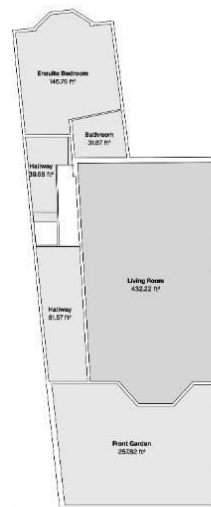
Brooke Road is a quiet residential, tree-lined street, just moments away from the vibrant bars, restaurants and coffee shops of Stoke Newington Church Street, as well as the stunning Clissold Park. Excellent transport links are nearby, including Rectory Road Station (Overground) and a wide variety of bus routes into The City and West End.



GROUND FLOOR
1626 sq.ft. (151.0 sq.m.) approx.

1ST FLOOR
1624 sq.ft. (150.9 sq.m.) approx.

2ND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



Gross Internal Area: 2333.72 sq.ft. Net Internal Area: 2186.55 sq.ft. Garden Area: 1682.34 sq.ft.

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.
Made with Metreplan 120006

Council Tax:

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.

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

Viewing

Please contact our Hunters Stoke Newington Office on 020 7249 7499 if you wish to arrange a viewing appointment for this property or require further information.

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