

HUNTERS®

HERE TO GET *you* THERE

Brooke Road, London, E5

Asking Price £410,000

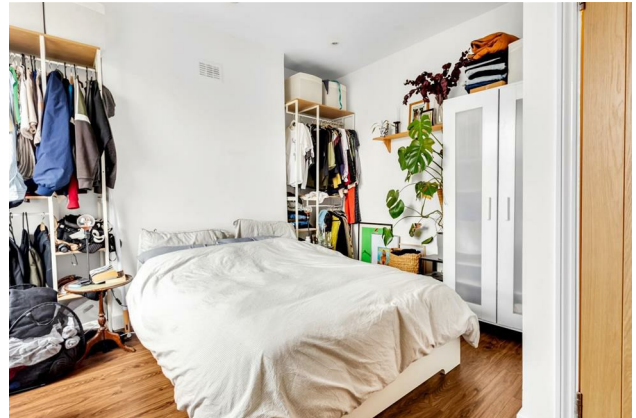
Property Images



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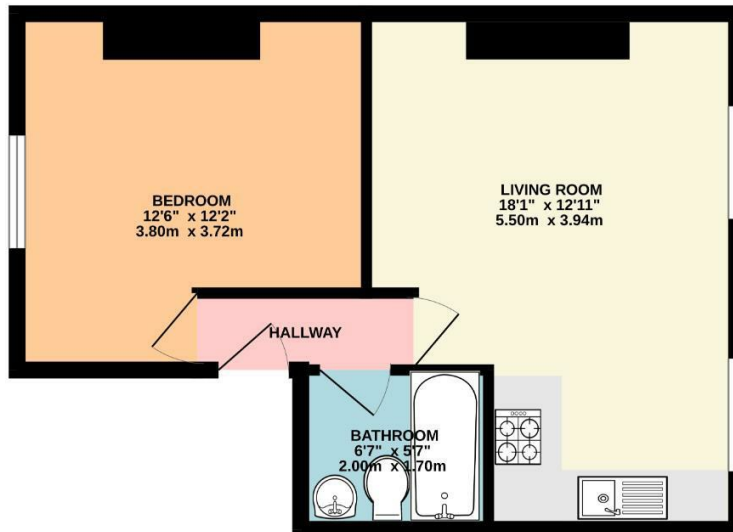


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Floorplan

SECOND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 382 sq.ft. (35.5 sq.m.) approx.

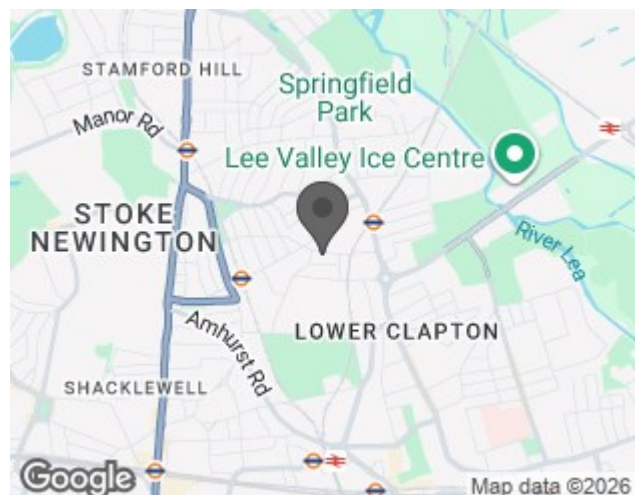
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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	

Map



Details

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

Summary

Offered to the market chain free, this well-presented one bedroom top floor flat is set within an attractive period conversion on Brooke Road and offers bright, well arranged accommodation extending to approximately 382 sq. ft.

The property features a spacious open plan reception and kitchen, benefitting from excellent natural light via two large windows and providing ample space for both living and dining. The kitchen is neatly fitted with a range of modern units, wooden worktops and tiled splashbacks, creating a practical and cohesive space suited to everyday use.

The double bedroom is well proportioned and comfortably accommodates bedroom furniture, while the layout of the flat ensures a good sense of separation between living and sleeping areas. A contemporary bathroom is accessed from the hallway and is finished with a modern suite including a full size bath with shower attachment and vanity storage.

Positioned on the top floor, the flat enjoys a bright and airy feel throughout, making it an ideal first time purchase or investment within this sought-after residential location.

Brooke Road is a popular residential street, ideally located for the green open spaces of Hackney Downs and Clissold Park, with excellent transport links nearby including Rectory Road and Stoke Newington stations, as well as a wide selection of local shops, cafés and amenities along Stoke Newington High Street and Lower Clapton Road.

Features

- Chain free • Period Conversion • Second (top) floor • Open plan living • Close to transport links • Close to local amenities