

# HUNTERS®

HERE TO GET *you* THERE

**Brooke Road, London, N16**

**Price £1,699,000**

**Property Images**



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Property Images

## Floorplan



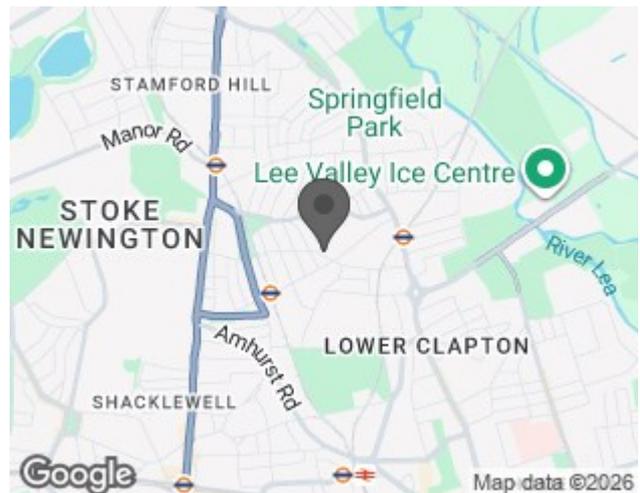
Gross Internal Area: 2333.72 m<sup>2</sup> Net Internal Area: 2196.55 m<sup>2</sup>, Garden Area: 1682.34 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 Metropi, 02026

## EPC

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

## Map



## Details

Type: House - End Terrace Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

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.

## Features