

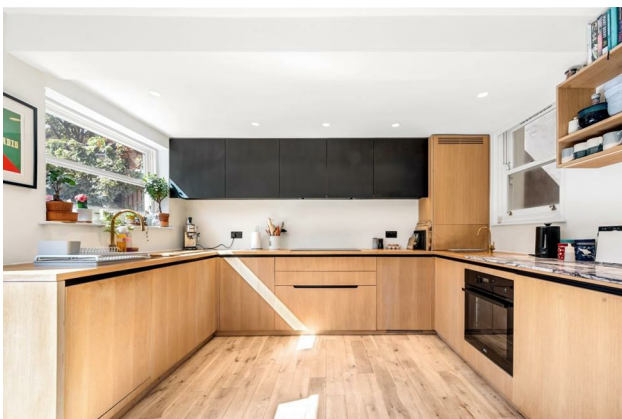
# HUNTERS®

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**Brooke Road London, N16**

**Price £950,000**

**Property Images**





## Property Images



# HUNTERS<sup>®</sup>

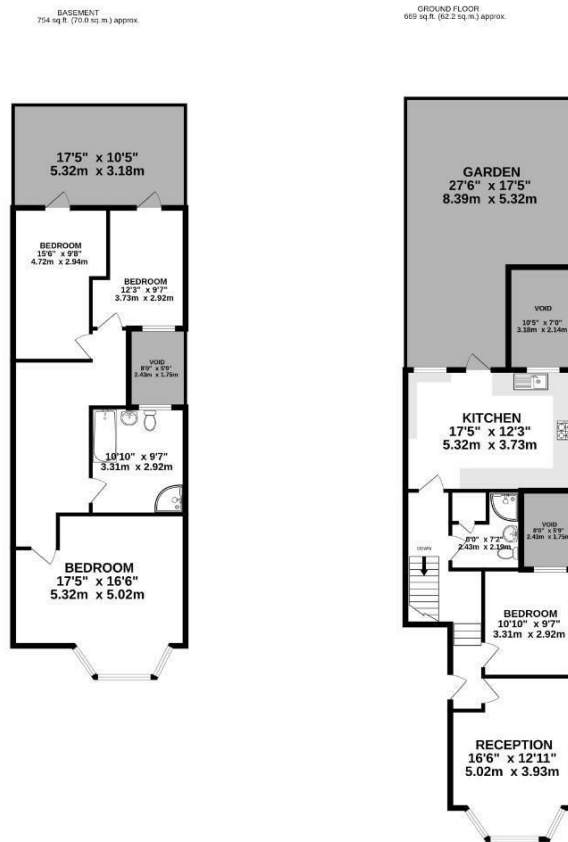
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## Property Images



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TOTAL FLOOR AREA : 1475sq.ft. (137.0 sq.m.) approx.

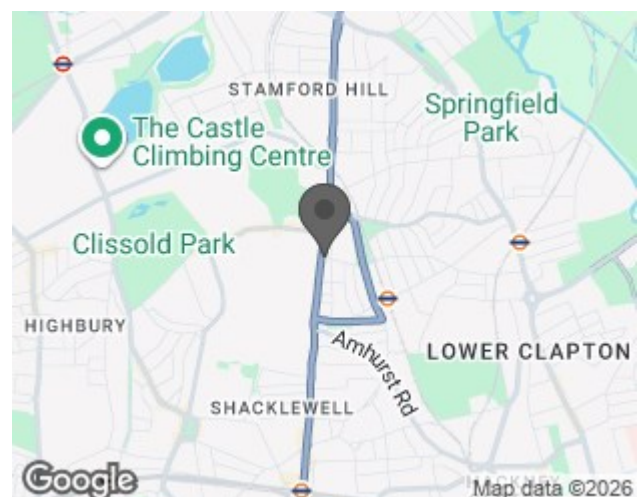
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: Flat - Conversion Beds: 4 Bathrooms: 2 Reception: 1 Tenure: Share of Freehold

## Summary

This spacious four-bedroom maisonette spans approximately 1,475 sq ft (137 sq m) and is arranged over the raised and lower ground floors of an attractive Victorian terrace, and benefits from a shared freehold.

On the raised ground floor, a bright reception room sits at the front of the house, featuring high ceilings, a large bay window, and period shutters. To the rear, a superb 17 ft open-plan kitchen and dining space creates the heart of the home, fitted with modern cabinetry and integrated appliances, with glazed doors opening directly to the private garden. This level also includes a well-proportioned double bedroom and a convenient shower room.

The lower ground floor provides three further bedrooms, including a generous principal bedroom, together with a contemporary family bathroom complete with bath and separate shower. One of these bedrooms is currently arranged as a professional music studio, but could equally serve as a double bedroom, home office, gym, or playroom, depending on individual needs.

Outside, the private south-facing garden extends over 27 ft, with a decked terrace, lawn, and raised planting beds, offering a perfect space for entertaining and relaxation.

Brooke Road is a quiet residential street moments from Stoke Newington High Street and Church Street, with their excellent range of independent shops, cafés, bars, and restaurants. Transport links are superb, with Stoke Newington and Rectory Road Overground stations within easy reach, alongside numerous bus routes providing swift access to the City and West End.

## Features

- Period conversion • Private garden • Split level • Four bedrooms • Two bathrooms • Share of freehold • Close to local amenities • Close to transport links