LOVE
LIVING



169 Brooke Road, London, E5 8AB

£1,250,000

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- Three-bedroom Victorian end-of-terrace house
- Two reception rooms
- Bespoke full-height shelving
- Rear garden extending approximately 34'6" / 10.5m
- Approximately 1,359 sq ft
- Open-plan kitchen and living space
- Two bathrooms
- Close to Lower Clapton, Chatsworth Road and Millfields Park

The Home -

Behind a handsome London-stock-brick façade, this three-bedroom Victorian home unfolds across approximately 1,359 sq ft, pairing the proportions and character of the original house with a warm, contemporary approach to colour and materials.

The interiors have an easy, individual quality. Pale timber floors run through much of the ground floor, while soft plaster-toned walls, bespoke joinery and carefully chosen mid-century pieces bring texture and warmth. At the centre is a wonderfully sociable kitchen, opening directly into the main living room and creating a relaxed space for everyday life.

To the rear, a second reception provides a quieter room overlooking the garden, while upstairs are three bedrooms and two bathrooms. Outside, the garden extends to approximately 34'6", giving the house a particularly good connection to the outdoors.





The Indoors

The front reception is an inviting and light-filled room, centred around a broad bay window. A wall of bespoke open shelving stretches almost the full length of the room, providing space for books, ceramics and art, while the deep green sofa and vintage piano sit comfortably against a restrained palette of warm neutrals.

A wide opening connects the room with the kitchen behind. Cabinetry has been finished in a soft blush tone, complemented by timber worktops and simple circular pulls. A substantial island forms the natural centre of the room, incorporating the sink as well as informal seating for four. Dark green pendant lights and brass fittings add small points of contrast, while the textured plaster walls lend the room a pleasingly tactile finish.

The plan works particularly well here: rather than separating cooking and living, the two spaces read almost as one, with long sightlines from the kitchen through to the bay window at the front.

Beyond the kitchen is a second reception room, measuring approximately 10'8" x 9'2". Currently arranged as a home office and sitting room, it could readily adapt to family life, working from home or a more formal dining space. A door leads directly into the garden.

Upstairs are three bedrooms. The two larger rooms are well proportioned, with simple, restful interiors, timber floors and plenty of natural light. The third provides a useful single bedroom, nursery or study. A family bathroom and separate shower room complete the first floor, alongside a notably useful amount of built-in storage.

The Outdoors



The rear garden extends to approximately 10.5 metres / 34'6" and feels nicely established, with a mature tree providing a leafy canopy towards the far end. A timber deck immediately behind the house creates an obvious place for outdoor dining, while the remainder offers plenty of scope for further planting and landscaping.

The house occupies an end-of-terrace position, something that gives both the plot and exterior a little more breathing room than is typical of the terrace.

Loving The Location

Brooke Road is conveniently positioned for all the amenities of Stoke Newington, Clapton and Dalston. The Crooked Billet pub is located on Upper Clapton Road and is something of a local institution, specialising in craft beer and excellent pub food. Church Street is close by and is home to a vast array of independent shops, cafes, restaurants and pubs, including The Spence Bakery, Whole Foods and The Good Egg. Esters, a favourite with locals, is an excellent neighbourhood café serving breakfast, lunch and coffee, while slightly further afield is Primeur; recently described as 'the perfect neighbourhood restaurant', it serves modern European cuisine and natural wine on Petherton Road.

For green open space, just a short walk away is Clissold Park, Springfield Park, Markfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest within 20-30 minutes.

For transport, Clapton Station is minutes walk away and you can be in Liverpool Street in 15 minutes. There are also plenty of good bus connections nearby offering routes to the city and West End.



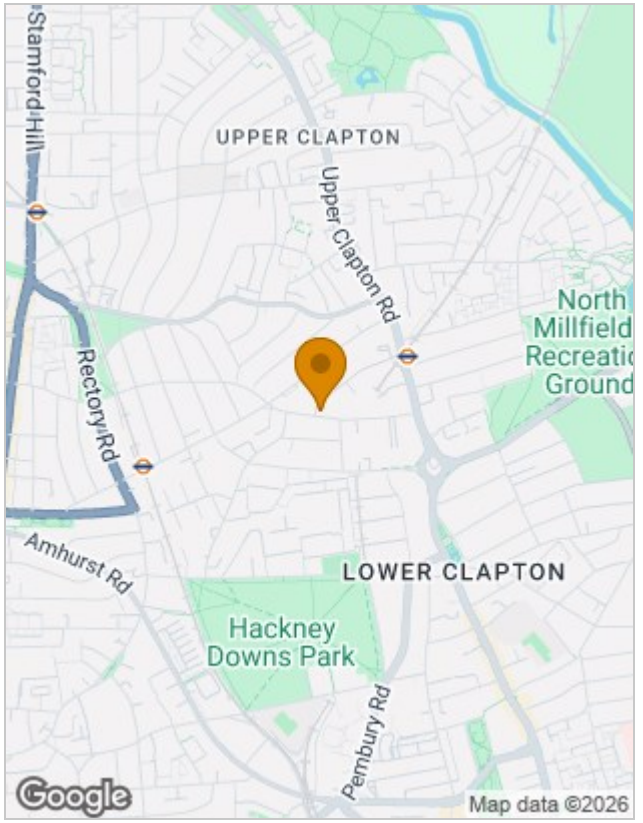




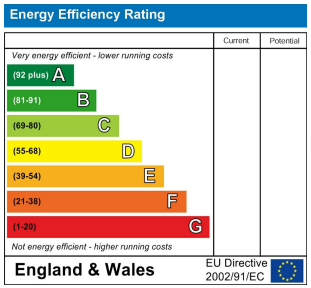
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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