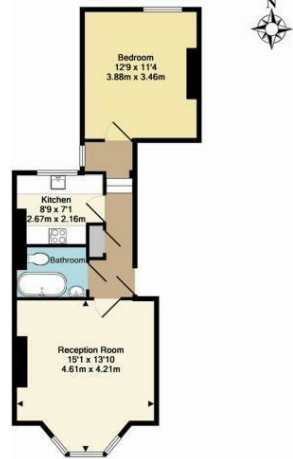


Flat

Brooke Road N16

£435,000



Brooke Road, N16
Total Approx. Floor Area 474 Sq Ft. (44.1 Sq M.)

Illustration for identification purposes. Not to scale. All measurements are approximate and for guidance only. Check floor plans.
Made with Mapbox 12/21/19

A vast array of restaurants, independent shops and cafe's can be found at both ends of the road; on Stoke Newington High Street and Church Street or in the other direction on Lower Clapton Road. There are lovely green spaces within walking distance; Stoke Newington Common, Abney Park and Clissold Park. For commuters, Rectory Rd Overground Station is a 5 minute walk away and offers a 20 minute journey time to Liverpool Street.

This is a raised ground floor apartment with views of mature trees and the flat is set back from the road, making it a quiet and secluded. It has a lovely south-west facing sitting room with high ceilings, cornicing and a bay window. The room has an original fireplace, panelled walls and space for a dining table.

There are stairs leading up to a tranquil double bedroom, which is large enough for a sofa and a large sash window gives views of the rear gardens. The kitchen is modern and has integrated appliances and has ample counter space for food preparation. There is a large window that has lovely views and lets in lots of light. The bathroom is newly refurbished with beautiful ethnic tiles, a luxurious walk-in shower and heated towel radiator. The hallway has a storage cupboard, perfect for clutter free living.



OUT AND ABOUT



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ENERGY AND EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
Most energy efficient - lowest running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
45-54	E		
35-44	F		
1-34	G		
Least energy efficient - highest running costs			
England & Wales		66	77
EU Directive 2002/91/EC			



OUT AND ABOUT

The Axe - trendy craft beer pub with great food.

Sodo Pizza - Sourdough Pizza bases with melting toppings...how can you resist?

Clissold Park - One of Hackney's best loved traditional parks.

Mint Gun Club and Original Sin Bar - Two of the "World's Best Bars" at the end of the street.

