

## Brooke Road, N16

**£880,000** Freehold

### 3 Bedroom House

990 sq ft (approx)

#### Key Features

- Beautifully Restored Throughout
- Exquisite Fixtures and Fittings
- Three Double Bedrooms
- Charming Private Garden
- Invaluable Versatile Basement
- Private Off Street Parking Space

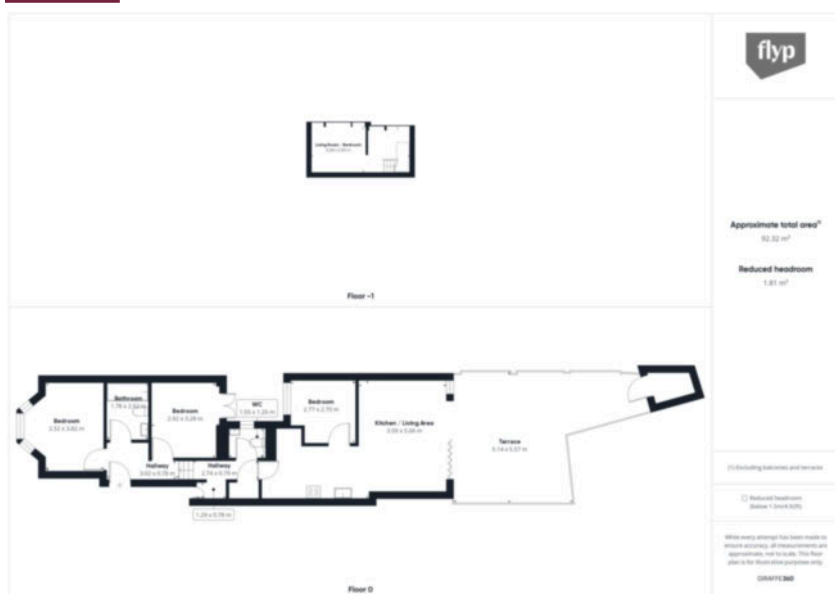
#### Property Description

Enviably appointed in this peaceful street is this exceptional ground floor garden flat. Beautifully created with striking modern designs. Composed of a reception hall, with ample storage, a delightful integrated fitted kitchen/diner opening to a bright living/entertaining space with parquet flooring, and full width glazed doors opening to a private decked secluded garden. Three double bedrooms a stylish bathroom and a guest W.C. There is also a versatile basement currently used

as a music studio. An option to purchase a parking space available for £50,000. Close to vibrant Stoke Newington Church Street and a host of transport links including Stoken Newington overground station giving swift City and West End access and the leafy green spaces of Abney Park Cemetery. Excellent choice of outstanding primary and secondary schools.



## Floorplan



## Council Tax Band: C

## Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Hackney Office

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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. In accordance with The Consumer Protection from Unfair Trading Regulations the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only.