



Brooke Road, London, N16 7RA

£550,000

- SHARE OF FREEHOLD
- 2 DOUBLE BEDROOMS
- MODERN BATHROOM SUITE
- CLOSE TO RECTORY ROAD & CLAPTON OVERGROUND STATION
- SPLIT LEVEL CONVERSION
- GOOD SIZE LOUNGE
- GREAT LOCATION
- CLOSE TO STOKE NEWINGTON COMMON

At this time of year, fewer properties are listed in the run up to Christmas that can be quite frustrating for those that want to find their first home or next home before the end of the year. Thankfully we have a property that will almost certainly hit the mark for someone looking for a spacious property in a great location for transport as well as catchment areas for schools and of course all the bars and eateries on the high road. This split level first and second floor conversion boasts over 1000sq ft and can offer something for everyone. With 2 double bedrooms it's ideal for a young family, perhaps a lodger or couple starting out and want to be near amenities. Stoke Newington Park is around the corner and Brooke Road is neatly positioned between Rectory Road and Clapton Overground stations providing quick and easy access to Liverpool Street, Hackney downs and Chingford. One other aspect to this property that will peak interest is that it comes with a share of Freehold and is offered Chain Free. The road is an attractive 1 emphasized by a blend of period properties ranging from 2 storey to 3 storey Victorian Houses and is tree lined which only further adds to the appeal of living in this location. With so much convenience on your doorstep it's easy to see why these properties are so highly sought after. For more information or to schedule an appointment, please contact Cousins at your earliest convenience.

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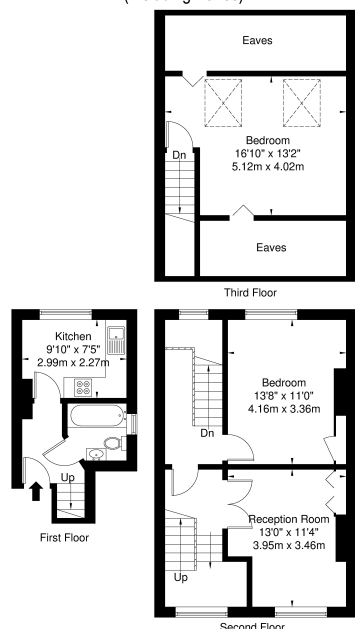
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Approx. Gross Internal Area = 96 sq m / 1033 sq ft
(Including Eaves)



Ref

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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		79
(56 to 68)	D	65	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

