



BROOKE ROAD, LONDON, N16
£880,000 SHARE OF FREEHOLD

A STUNNING, THREE BEDROOM APARTMENT FINISHED TO THE HIGHEST OF STANDARDS IN N16

Stoke Newington | | stokenewington@winkworth.co.uk

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DESCRIPTION:

A stunning, three bedroom period conversion positioned on the ground floor of this handsome Victorian building in Stoke Newington, N16. Standing at 92.32 sqmt, the property has been tastefully decorated throughout and is offered to the market on a chain free basis. Accommodation comprises of a wonderfully bright, open plan living room kitchen with bi folding doors leading out to a gorgeous, mature garden. All three bedrooms are good sizes, herringbone flooring in each room really sets it apart from the rest. The property is completed with a modern bathroom and extra wc. There is an option to purchase a parking at £50k.

Brooke Road is enviably located in the heart of Stoke Newington and within close proximity of all the bars, restaurants, cafes and independently owned shops which both Church Street and Stoke Newington High Street have to offer. Stoke Newington itself is renowned as a family hotspot due to the combination of excellent schooling options (both primary and secondary) and plethora of recreational activities available in the nearby Clissold Park. Transport wise, the nearest station is Rectory Road which is round the corner and offers direct access to London Liverpool Street or a number of bus routes providing swift access to Central London from the A10.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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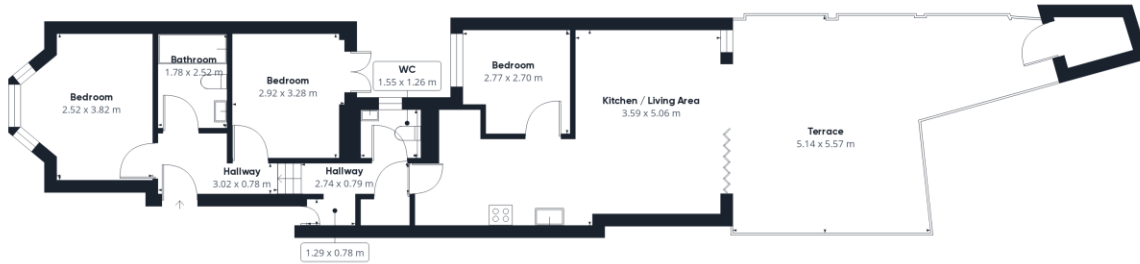
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Approximate total area⁽¹⁾
92.32 m²

Reduced headroom
1.81 m²

Floor -1



(1) Excluding balconies and terraces

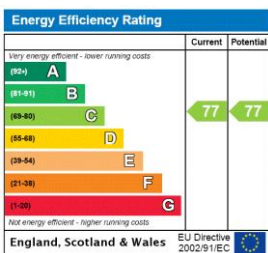
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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