



BROOKE ROAD, LONDON, E5
£850,000 SHARE OF FREEHOLD

AN OUTSTANDING THREE DOUBLE BEDROOM TWO BATHROOM PERIOD CONVERSION JUST MOMENTS TO CLAPTON STATION

Hackney | 020 8986 4216 | hackney@winkworth.co.uk





DESCRIPTION:

This exceptional three double bedroom, two-bathroom period conversion is nestled on the desirable Brooke Road in E5. Spanning approximately 1370 sq ft across two levels, this captivating home is a stunning example of a period conversion that offers charm with modern comfort. As you step onto the ground floor, you are greeted by the warmth of wooden floors that extend throughout. The generously proportioned living room, dining room, and a contemporary eat-in kitchen with integrated appliances offer a perfect living and entertaining space. Some noteworthy features are the recently replaced boiler in 2022, ensuring efficient and reliable heating and two air conditioning units, one in the living room and one in main bedroom.

Descend to the lower ground floor to discover three spacious double bedrooms, one of which boasts an en suite for added convenience. The second bathroom features a modern three-piece suite. Underfloor heating throughout the lower ground floor guarantees a cozy atmosphere, complemented by the continuity of wooden flooring. This period conversion comes complete with a private garden, offering great outdoor space to unwind or entertain guests. The meticulous attention to detail and thoughtful design choices makes this property an inviting and comfortable haven.

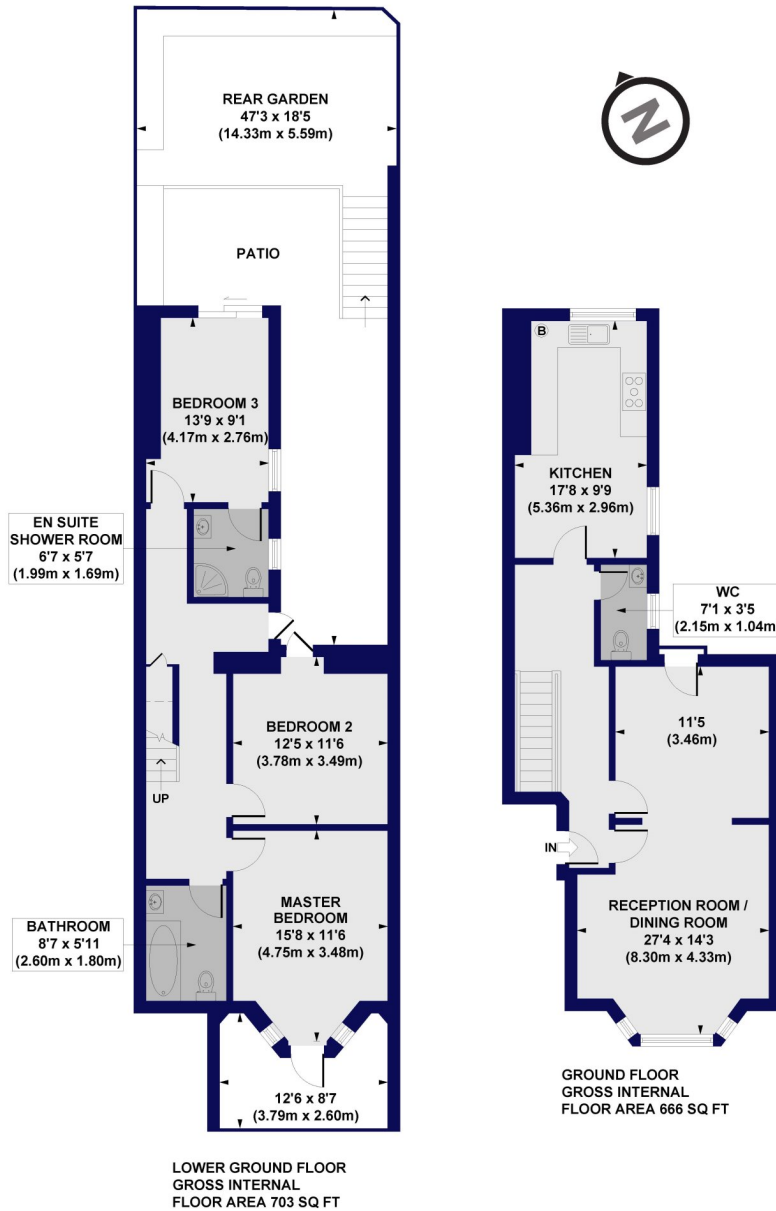
Beyond the property, Brooke Road's local charm is enhanced by its transport links with nearby bus stops and Clapton & Rectory Road Overground stations are also within easy reach. A diverse array of shops, cafes, and restaurants in the vicinity contribute to the vibrant local scene. Explore the cultural richness of the area, with parks, galleries, and trendy boutiques just a stroll away.

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Brooke Road, E5
Approx. Gross Internal Floor Area 1370 sq. ft / 127.26 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Energy Efficiency Rating	
Current	Potential
66	79

Very energy efficient - lower running costs

A (92-100)
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-58)
 G (1-20)

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

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