

Brooke Road Stoke Newington, London N16

NEXT MOVE
PROPERTY AGENTS

Brooke Road Stoke Newington London N16

Spacious four bedroom end of terrace Victorian house with garage parking, located close to all good local amenities.



DESCRIPTION

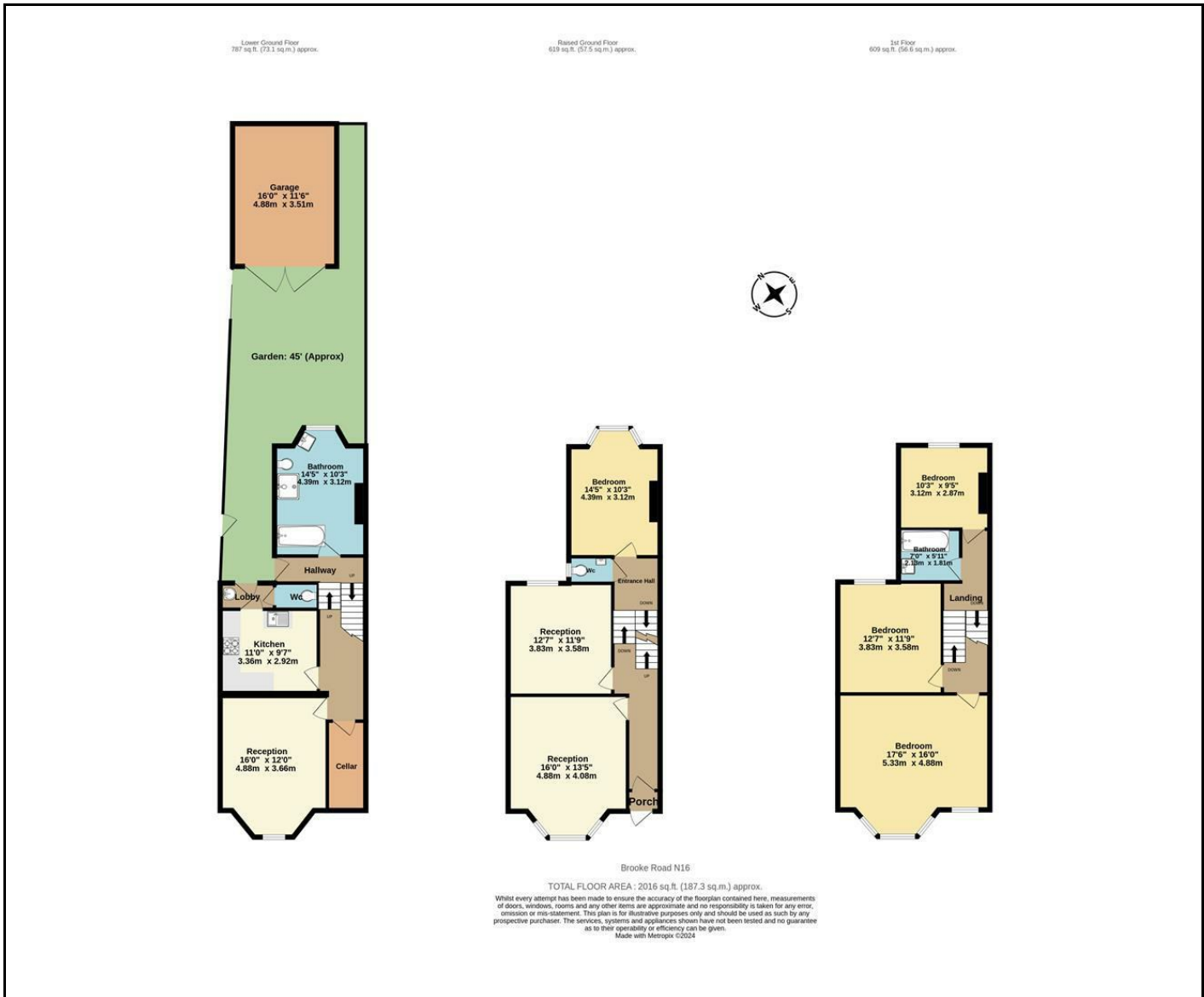
This superb property, which could benefit from refurbishment and reorganisation, offers a perfect opportunity for potential buyers to create their dream home. The accommodation is arranged over three split-levels comprising on the lower ground floor the kitchen; bathroom and reception room. On the raised ground floor (entrance level) there are two further reception rooms, one with a bay window; WC, and guest bedroom. Up on the first floor there is a bathroom and three double bedrooms, including the principal room with bay window. The rear garden extends to approximately 45' featuring a side entrance with large sliding gate and garage for car parking. Church Street and The High Street's eclectic array of eateries, independent shops, pubs and coffee bars are all within easy walking distance, as are the green open spaces of Clissold Park, Springfield Park and Hackney Downs. Transport links to The City and West End provide numerous good bus routes, with trains to Liverpool Street from stations at Rectory Road and Clapton (Overground) taking under fifteen minutes.

Freehold

£1,350,000







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	