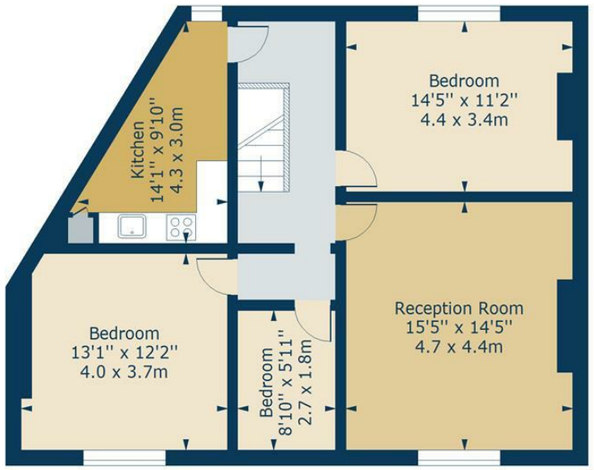
Brooke Road, N16
Approx. Gross Internal Area 1048 Sq Ft - 97.36 Sq M

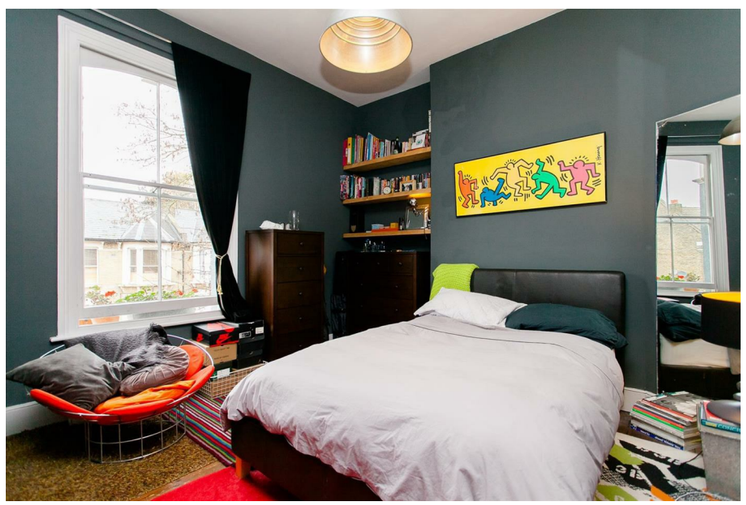


Upper Ground Floor
Floor Area 182 Sq Ft - 16.91 Sq M

First Floor
Floor Area 866 Sq Ft - 80.45 Sq M

For Illustrational Purposes Only - Not To Scale
Ipaplus.com

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiancy can be given.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

Brooke Road, N16

£675,000 Leasehold

A wonderfully spacious and characterful duplex apartment occupying the upper two floors of this enchanting three storey double fronted Victorian house. This superb property boasts in excess of 1000 sq ft and benefits from bright and airy rooms. The accommodation is arranged over the upper floors and comprises of a generous sized reception room, three bedrooms, separate kitchen and bathroom. The property also benefits from large sash windows flooding it with plenty of natural light, high ceilings and many original features adding to already characterful building.

Brooke Road is a short stroll from all the independent boutiques, eateries and nightspots along Stoke Newington High and Church Streets. Rectory Road and Clapton Overground stations are at either end of the road, making journeys to Hackney or the City quick and easy. Green spaces and playgrounds abound, too, with Stoke Newington Common, Hackney Downs, Clissold Park and Springfield Park all within walking distance.

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48 Stoke Newington Church Street
London N16 0NB
Company No. 2995463, Oakwood Estate Agents Limited T/A Oakwood

Tel 020 7249 1000
Fax 020 7249 2000
www.oakwoodestateagents.com

- **SPLIT LEVEL**
- **CLOSE TO TRANSPORT**
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- **THREE BEDROOMS**
- **ORIGINAL FEATURES**
- **PLENTY OF LIGHT**