



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
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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 efficiency can be given.



## £575,000 Leasehold

A beautifully presented two bedroom split level apartment set within a large Victorian house. The property is located on a popular residential road, just moments from the award-winning Clissold Park, and all the excellent choices of independent shops, bars and restaurants along Church Street. This stunning flat has just undergone complete refurbishment and benefits from a brand new kitchen with high spec appliances, a three piece bathroom suite and engineered herringbone flooring. At 798 square feet this tastefully designed flat would make an ideal first time buy and is being sold with no onward chain.

Brooke Road is located directly off Stoke Newington High Street and is within a few minutes walk of local shops and transport facilities including the 73 bus, Rectory Road British Rail Station and Church Street with its choice of bars and restaurants.



- SPLIT LEVEL
- CLOSE TO TRANSPORT
- NO ONWARD CHAIN
- 125 LEASE

- TWO BEDROOMS
- NEWLY REFURBISHED
- EXCELLENT LOCATION
- 798 SQFT

