



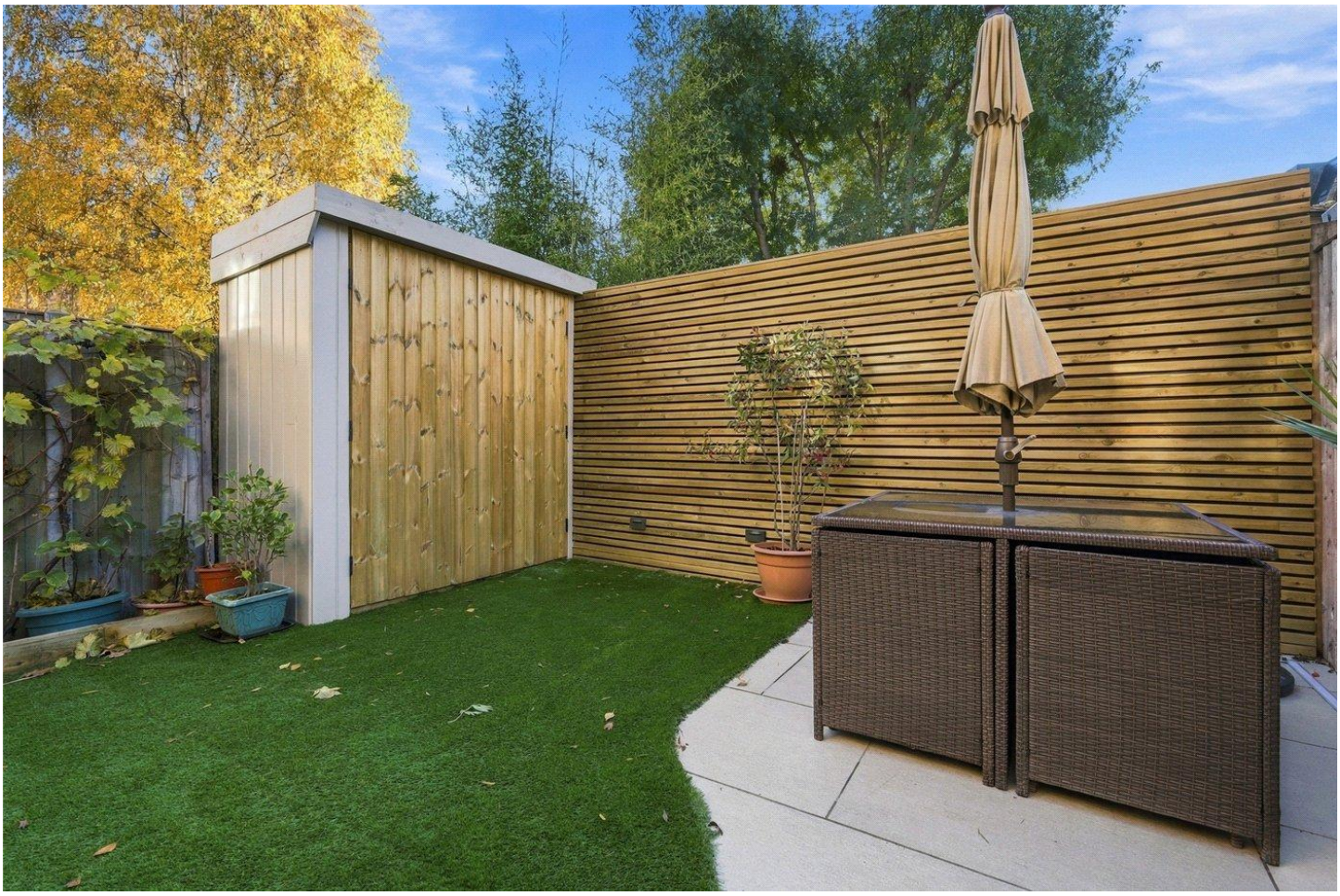


BROOKE ROAD, LONDON, N16

**£1,100,000 SHARE OF FREEHOLD**

## A SUBSTANTIAL AND STYLISH VICTORIAN PROPERTY OFFERING OVER 2,100 SQ. FT. OF VERSATILE LIVING, ENVIABLY POSITIONED IN THE HEART OF STOKE NEWINGTON AND OFFERING A PRIVATE GARDEN, ENTRANCE AND DRIVEWAY.

**Stoke Newington** | | stokenewington@winkworth.co.uk



**DESCRIPTION:**

A magnificent, substantial Victorian terraced property located on the desirable, tree-lined Brooke Road in the heart of Stoke Newington.

Spanning an impressive 2,171.8 sq. ft. across multiple well-configured levels, this exceptional home seamlessly blends grand period features with contemporary, high-spec living spaces.

The ground level features a welcoming entrance hallway with stairs leading up to the upper levels. Moving up to the first floor, an expansive kitchen and dining room awaits, providing a brilliant entertaining space that directly leads down to a private rear garden. Also positioned on this level is a well-appointed family bathroom.

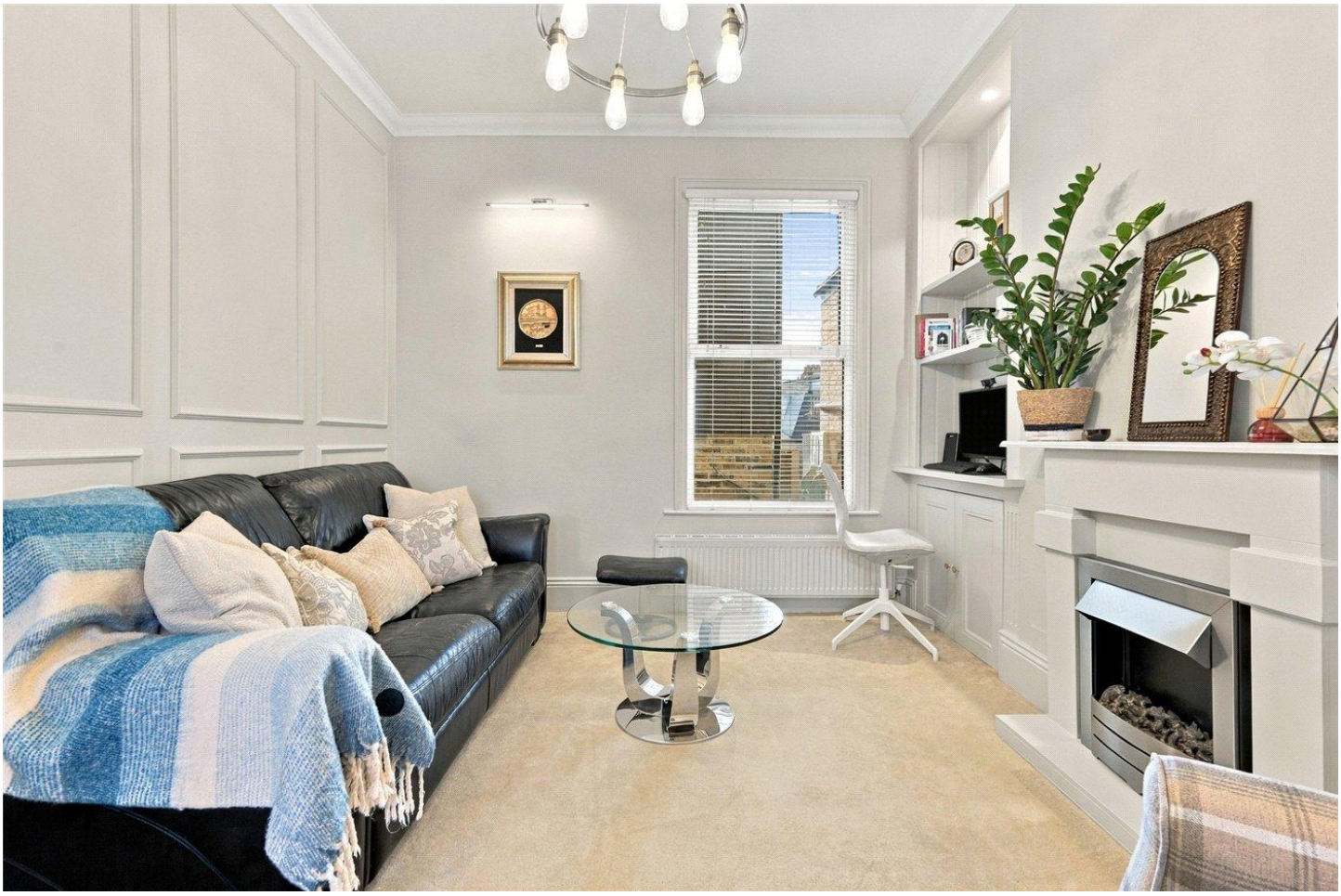
Continuing to the second level, you are greeted by a magnificent front-facing living room boasting striking period proportions, high ceilings and traditional architectural details, which flows gracefully into a separate, comfortable lounge space.

The third level is dedicated to a luxurious principal bedroom suite complete with generous built-in storage and a stylish en-suite bathroom. The upper fourth and fifth levels offer a collection of versatile, light-filled double bedrooms with ample built-in wardrobes, practical eaves storage and far-reaching, elevated views across the vibrant North London skyline.

Situated in one of Hackney's most sought-after pockets, Brooke Road places residents right at the centre of a vibrant neighbourhood culture. Transport links are exceptionally well-connected, with Rectory Road Station just around the corner providing swift, direct Overground services into London Liverpool Street, alongside numerous bus routes operating along the A10 for seamless travel into Central London.

For recreation, the property is just a short stroll from the wide-open green expanses of Stoke Newington Common and the historic beauty of Abney Park. Locally, you are only moments away from the eclectic independent shops, trendy cafes, organic bakeries, and gastropubs lining Stoke Newington High Street, Church Street, and nearby Dalston.

*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.*







# Brooke Road

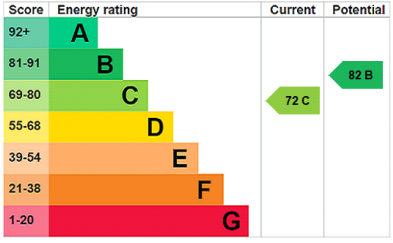
Total area: approx. 2,105.4 sq. feet (195.6 sq. metres)




All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
- @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

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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.




https://www.winkworth.co.uk/sale/property/STK260302

**Tenure:** Share of Freehold

**Term:** 999 year and 0 months (Subject to change)

**Service Charge:** £0 per annum (approx.)

**Ground Rent:** £ 0 Annually (Subject to review)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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