



BROOKE ROAD, LONDON, E5
£599,950 LEASEHOLD

BEAUTIFUL TWO-BEDROOM GROUND FLOOR PERIOD CONVERSION WITH A PRIVATE GARDEN

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DESCRIPTION:

Set within a charming period building in the heart of Lower Clapton, this beautifully presented two-bedroom ground floor conversion offers an abundance of original character, a private garden, and is being sold with no onward chain.

Boasting high ceilings, large sash windows with original shutters, wood flooring, and a beautiful feature fireplace. The accommodation opens with a welcoming entrance hallway leading into a bright and spacious open-plan kitchen and reception room, complete with a large bay window and characterful features. The kitchen has been tastefully updated to provide contemporary convenience whilst still complementing the overall aesthetic.

The principal double bedroom is a generous size and features floor-to-ceiling bespoke fitted wardrobes and elegant French doors opening directly onto the garden. A second double bedroom also enjoys direct garden access, making it ideal for guests or the perfect home office. A stylish full bathroom suite completes the layout.

Outside, the private garden offers a valuable outdoor space – perfect for entertaining, or gardening.

Located in the vibrant and well-connected neighbourhood of Lower Clapton, the property is moments from plenty of amenities, including a diverse mix of independent shops, cafés, and restaurants. Excellent transport links are available via Clapton and Rectory Road Overground stations, offering quick access to the City and beyond. The favoured green spaces of Hackney Downs, Millfields Park, Hackney Marshes, and Lee Valley are all nearby.

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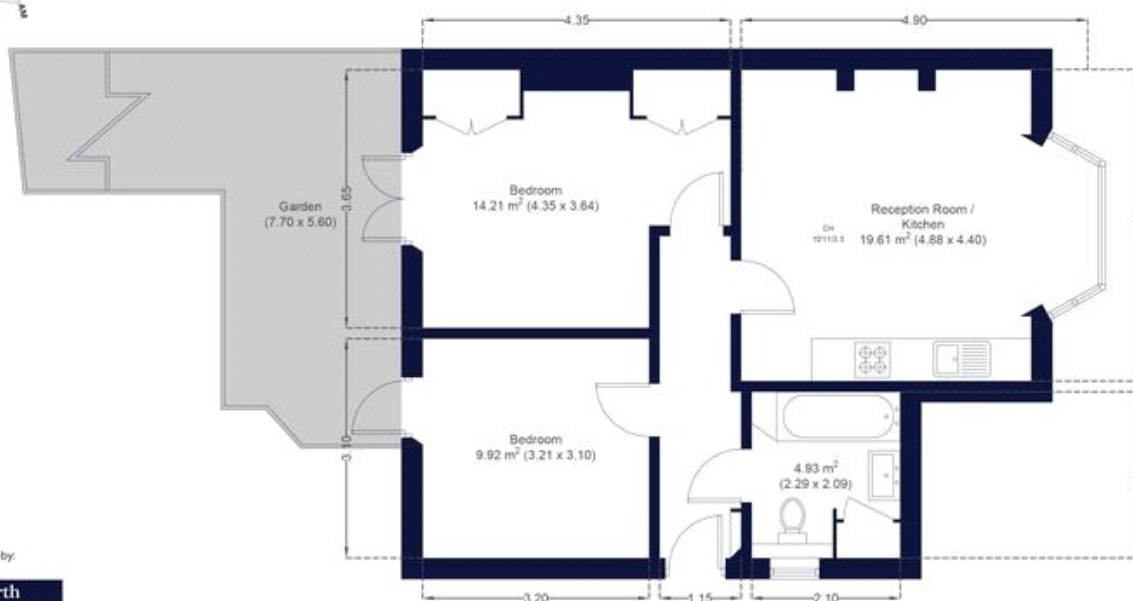
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Approximate Gross Internal Area = 61 sqm / 656 sq ft



▼ Ground Floor



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



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Measurer

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC250247>

Tenure: Leasehold

Term: 154 year and 0 months

Service Charge: £1000 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

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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