



BRETHOUSE ROAD, LONDON, E9  
**£1,200,000 FREEHOLD**

## 5-BEDROOM HOUSE IN NEED OF MODERNISATION – BRETHOUSE ROAD, E9

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

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## DESCRIPTION:

An exciting opportunity has arisen to acquire this substantial five-bedroom period home on Brenthouse Road, E9. Offered with enormous scope for improvement, this property is in need of modernisation and would be perfect for a developer seeking their next project, or a family eager to create a bespoke home tailored to their own tastes. The property boasts generous proportions throughout, with five well proportioned bedrooms, two reception rooms, and a private rear garden. Once modernised, the home has the potential to become a stunning family residence in one of East London's most vibrant and desirable areas.

**Excellent Transport Links:** Brenthouse Road is ideally located within easy reach of Hackney Central and London Fields stations, providing swift access to the City, West End, and beyond. Multiple bus routes also serve the area, making for an easy commute.

**Outstanding Local Schools:** Families will benefit from a strong selection of highly regarded primary and secondary schools nearby, including both state and independent options.

**Lifestyle & Amenities:** The property is just moments away from the thriving hubs of Mare Street, London Fields, and Victoria Park. Residents can enjoy a fantastic mix of independent cafés, artisan bakeries, popular restaurants, and boutique shops.

**Green Spaces:** London Fields and Victoria Park are within walking distance, offering acres of open space, playgrounds, sporting facilities, and weekly markets.

**Culture & Community:** Hackney Picturehouse, Hackney Empire, and Broadway Market are all nearby, ensuring there's always something to do at the weekend.

This is a rare opportunity to secure a five-bedroom home with outstanding potential for transformation.

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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

Certified  
Property  
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.

**Tenure:** Freehold**Term:** 0 year and 0 months**Service Charge:** £0 per annum**Ground Rent:** £ 0 Annually (subject to increase)**Council Tax Band:** D

<https://www.winkworth.co.uk/sale/property/HAC240492>

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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