



HUNSDON HOUSE, BROOKE ROAD, LONDON, E5  
 £325,000 LEASEHOLD

## BRIGHT, DUAL ASPECT AND SIZABLE 2 BED APARTMENT

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

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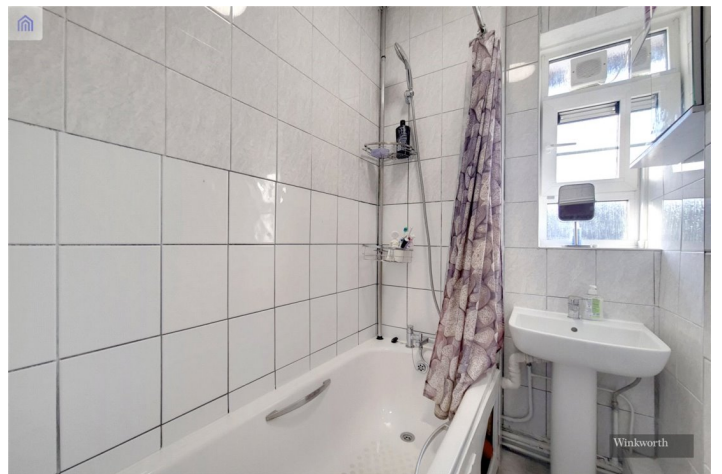
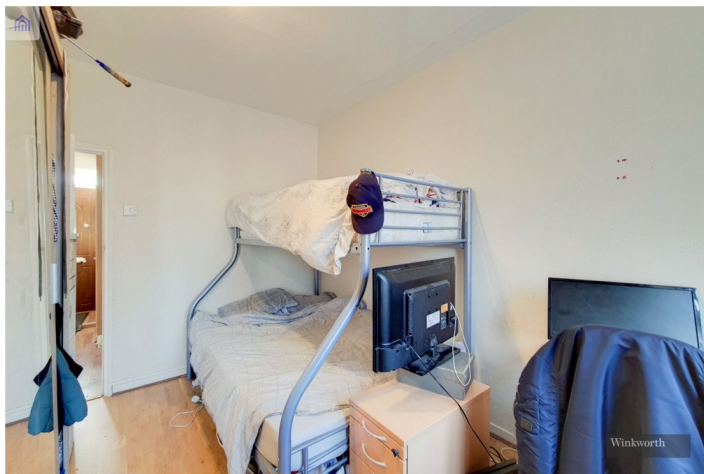
## DESCRIPTION:

This BRIGHT two bedroom apartment is perfectly positioned in a QUIET location. There are hard floors throughout and the dual aspect nature means the rooms are always filled with light. It has the perfect bones to make for a beautiful home. There are two good sized double bedrooms, living room with enough space for both seating and dining space, and kitchen with plenty of counter top space. The development also has communal gardens, perfect to sit and read or have a drink in the summer.

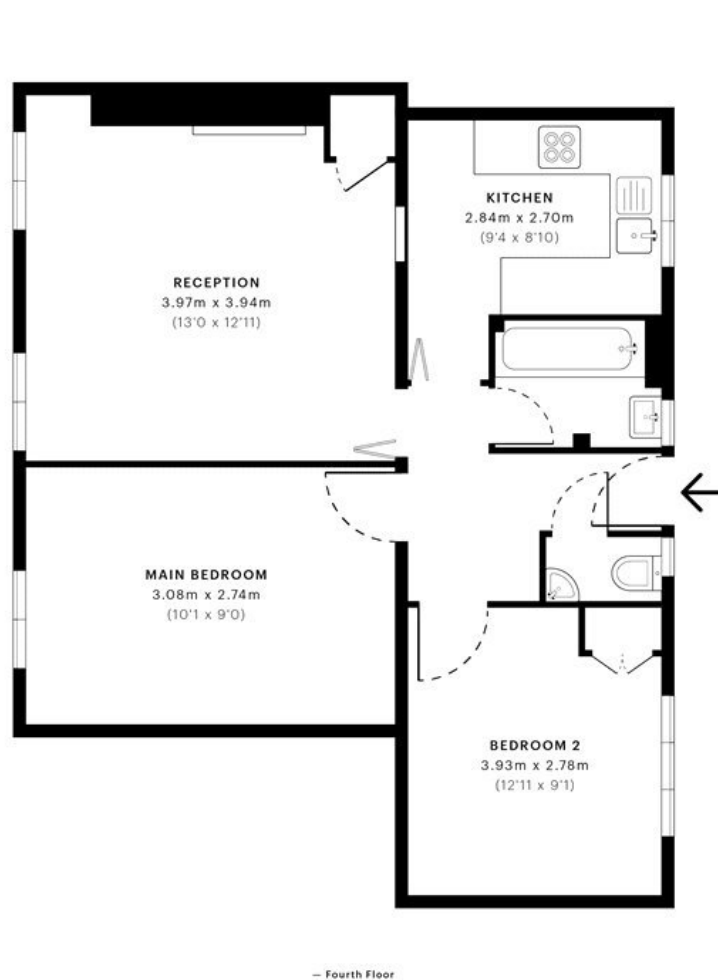
Flat right in the heart of Clapton, moments away from multiple parks and vibrant roads like Stoke Newington and Chatsworth Road, perfect for 'work from home' walks or weekend outings. Clapton station is also just around the corner, meaning you have access to central London within just 15 minutes.

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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
51.35 sqm / 552.73 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes walkways, restricted head height  
47.55 sqm / 511.82 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft

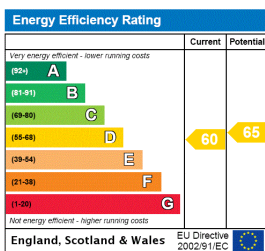


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 51.90 sqm / 558.65 sqft  
IPMS 3C RESIDENTIAL 49.13 sqm / 528.83 sqft

spec id: 61b1ee4a4e4f40de4ee37b6

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.



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