

Julian
Reid

206 Brooke Road, London, E5 8AP

A very spacious four bedroom, late Victorian family home with well proportioned accommodation just short of 1900 square feet and south facing garden

julianreid.co.uk

Guide Price £1,325,000
Freehold

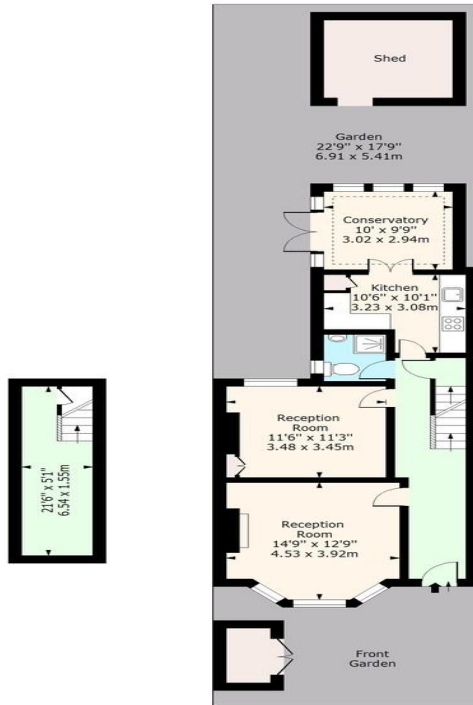
- **4 Bedrooms**
- **Council Tax Band: F**
- **EPC Rating: TBC**
- **2 Reception rooms**
- **Conservatory**

A very spacious, late Victorian terraced house offering generous, well presented accommodation over three floors. There are four large bedrooms on the first and top floors with family bathroom and separate wc. The ground floor consists of two separate reception rooms, a well fitted kitchen and conservatory which overlooks a south facing garden. There is gas central heating and a cellar for storage. Brooke Road is a popular residential road within a short walk of Clapton overground station, various bus routes and the vibrant selection of shops, bars and restaurants on Lower Clapton Road



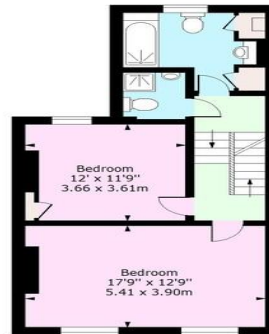
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206 Brooke Road, E5 8AP
Approx. Gross Internal Area 1864 Sq Ft - 173.17 Sq M



Cellar
Floor Area 112 Sq Ft - 10.40 Sq M

Ground Floor
Floor Area 697 Sq Ft - 64.75 Sq M



First Floor
Floor Area 602 Sq Ft - 55.93 Sq M



Second Floor
Floor Area 453 Sq Ft - 42.08 Sq M

For Illustration Purposes Only - Not To Scale
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