



Julian Reid

Brooke Road, London, E5 8AB

A charming three-bedroom Victorian house, beautifully presented and retaining a wealth of original features. The property benefits from excellent natural light.

julianreid.co.uk

Guide Price £1,175,000
Freehold

- **Charming three-bedroom Victorian house**
- **Council Tax Band: E**
- **EPC Rating: 70**
- **Beautifully presented**
- **Period features**

This attractive property offers well-proportioned accommodation arranged over two floors, combining the elegance of Victorian architecture with comfortable modern living. The home is presented in good decorative order throughout and boasts an abundance of character, including high ceilings, original fireplaces, decorative cornicing, sash windows, and stripped wooden floorboards.

The ground floor features a bright and welcoming reception room with generous proportions, leading to a spacious dining area and a well-appointed kitchen with direct access to the private rear garden, creating an ideal space for both everyday family life and entertaining. Upstairs, there are three well-sized bedrooms and a stylish family bathroom.

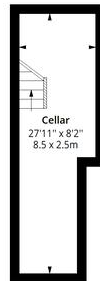
The property has been maintained to preserve its period charm while offering practical and versatile living space.

Situated on a sought-after residential street, this delightful home is ideally located for local amenities, well-regarded schools, green open spaces, and excellent transport links, making it an ideal choice for families and professionals alike



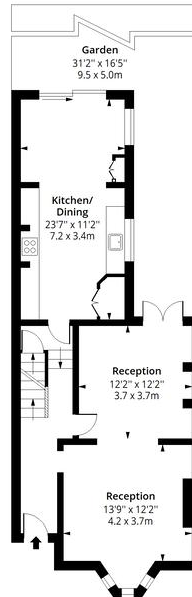
Brooke Road E5

Approx. Gross Internal Area 1468 Sq Ft - 136.38 Sq M
Approx. Gross Cellar Area 204 Sq Ft - 18.95 Sq M



Cellar

Floor Area 204 Sq Ft - 18.95 Sq M



Ground Floor

Floor Area 733 Sq Ft - 68.10 Sq M



First Floor

Floor Area 735 Sq Ft - 68.28 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 6/18/2026

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