Brooke Road Stoke Newington, London N16

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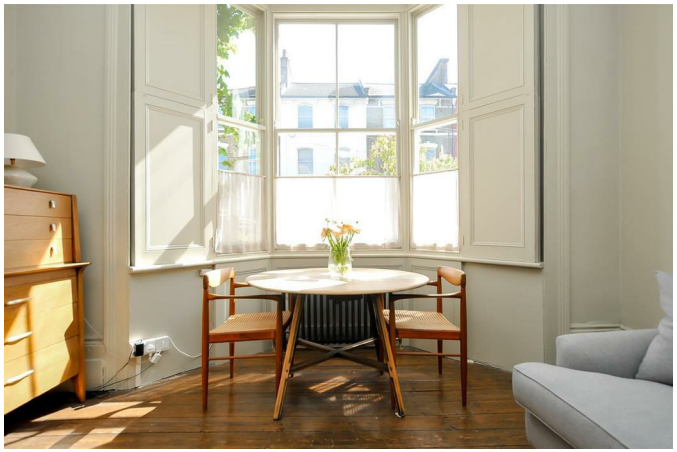
Brooke Road
Stoke Newington
London N16

Immaculately presented one bedroom garden flat, with planning consent for a two room extension, located a short walk from Church Street, The High Street and excellent transport links.



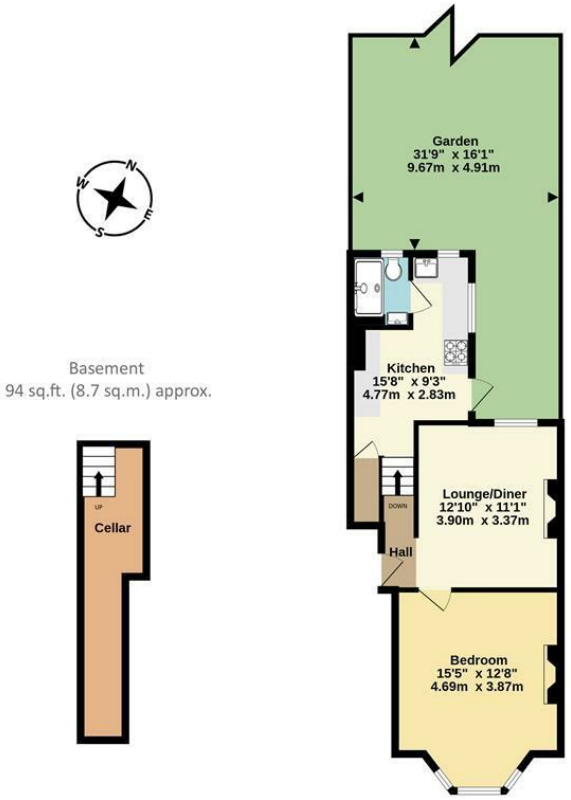
DESCRIPTION

Set over the split-level ground floor of an imposing three-storey Victorian terraced house, this superb residence boasts period features, stripped wood floors, cast-iron radiators and spacious well-proportioned rooms throughout. The property also benefits from current planning consent for a rear wrap-around extension (LB Hackney 2024/1818, granted 16/10/24), which would allow for the creation of an additional two rooms (living room and double bedroom).
The accommodation comprises a generous living room with bay-window, shutters and marble fireplace; and a beautiful double bedroom also with window shutters and period style fireplace, Elsewhere there is a stylish shower room; and smart contemporary kitchen with oak parquet flooring, marble work-tops and integrated appliances. The basement cellar is ideal for storage. Outside a beautifully manicured rear garden (30' approx) features mature trees and shrubs in beds around a lawned area. The green open spaces of Stoke Newington Common and the shops and eateries of Church Street and The High Street are just a few steps away. The City and West End is easily accessed via numerous good bus routes, and trains from nearby Rectory Road Station arrive at Liverpool Street in under fifteen minutes.

Leasehold

Asking Price £595,000

Ground Floor
492 sq.ft. (45.7 sq.m.) approx



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TOTAL FLOOR AREA : 586 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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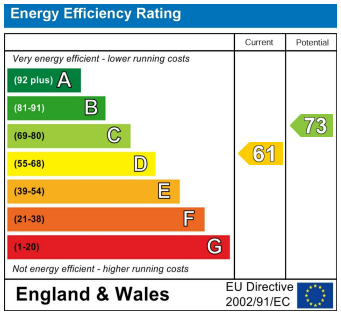

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n16@nextmove.com
020 7254 9709
63-65 Stoke Newington Church Street,
London N16 0AR

nextmove.com