

Wild & Co.

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Brookfield Road, Victoria Park, E9 5AH

Large 657 sq ft double bedroom top floor period conversion set within this beautiful, detached property, situated on this sought-after road directly off Victoria Park Road, moments from Victoria Park. Benefiting from: half landing with stained glass Sash window, modern open plan fitted kitchen, large separate lounge, large bedroom to rear, bathroom/WC. Offered with Share of Freehold.

Offers In Excess Of £475,000 | Leasehold - Share of Freehold

Brookfield Road, Victoria Park, E9 5AH



- Top floor period conversion
- Sought-after road directly off Victoria Park Road
- Seperate lounge
- Share of Freehold
- Set within this detached property,
- Moments from Victoria Park
- Bathroom/WC
- Double bedroom
- Moden fitted kitchen
- Sash windows

Paragraph

Wild & Co. are delighted to offer for sale this well maintained large double bedroom top floor period conversion set within this beautiful, detached property, situated on this sought-after road directly off Victoria Park Road, moments from Victoria Park.

Bedroom: south facing Sash window to rear aspect, fitted carpet, radiator.

Bathroom: white three-piece suite comprising of; side panel bath with mixer tap, low flush WC, wash hand basin with mixer taps with fitted cupboard, part tiled walls.

Share of Freehold.

Entrance: via communal door, stairs leading to first floor and front door:

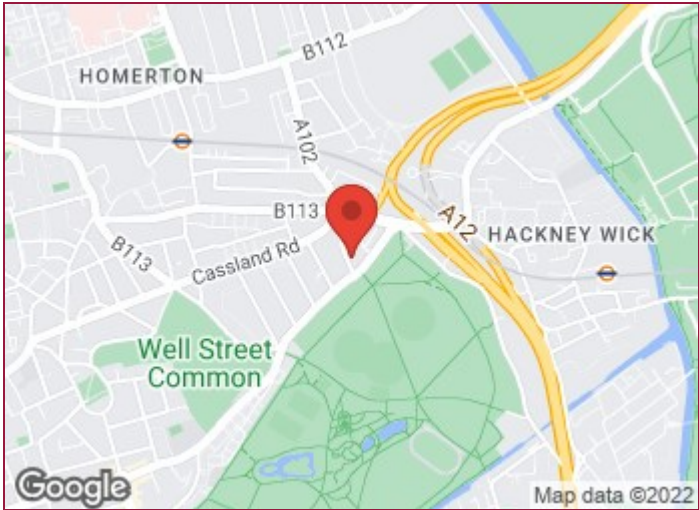
Lobby: stairs to:

Halfway landing: tiled floor with south facing stained glass Sash window to rear aspect, stairs to:

Main landing: stained glass window to side aspect, open plan to:

Fully fitted kitchen with sash windows to front.

Separate lounge: 2 x Sash windows to front aspect, fitted carpet, radiator, alcove shelving.



Directions

Directly off Victoria Park Road. and the Junction of Cassland Rd and Wick Rd.



Brookfield Road- E9

Approximate Gross Internal Area 61.0 m² ... 657 ft²



FIRST FLOOR


SECOND FLOOR



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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