

Wild & Co.

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Brookfield Road, Victoria Park,, E9 5AH

VICTORIA PARK. SUNNY TRIPLEX APARTMENT.

Beautifully presented triplex apartment literally a stones throw from the verdant open spaces of Victoria Park.

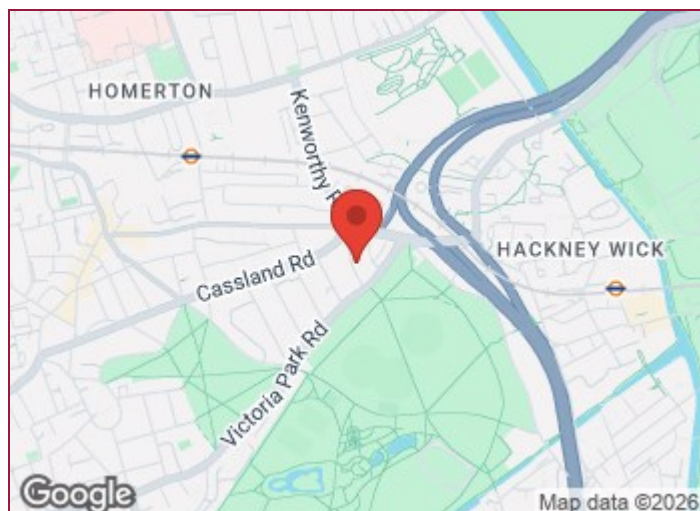
Bright well proportioned accomadation. 2 - 3 bedrooms. Recetion room through to kitchen. Shower room. Patio/Off Street Parking.

Offers In Excess Of £600,000 | Leasehold

Brookfield Road, Victoria Park,, E9 5AH



- Close to the verdant spaces of Victoria Park
- Triplex apartment
- 2 double bedrooms
- 3rd bedroom or office / dressing room
- Well located for local shopping facilities
- Close to transport amenities
- Excellent decorative condition
- Early viewing strongly recommended



Directions

Brookfield Road runs between Victoria Park Road and Cassland Road and is accessed from Cassland Road.

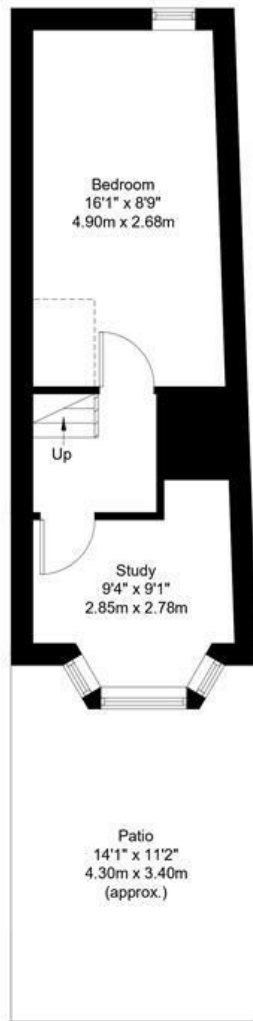
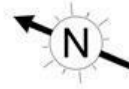


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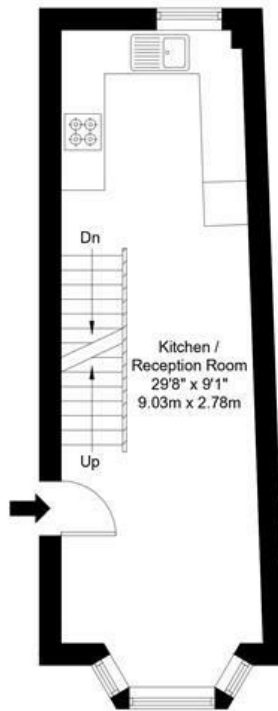
Approx Gross Internal Area = 67.3 sq m / 724 sq ft

Reduced Headroom = 1 sq m / 11 sq ft

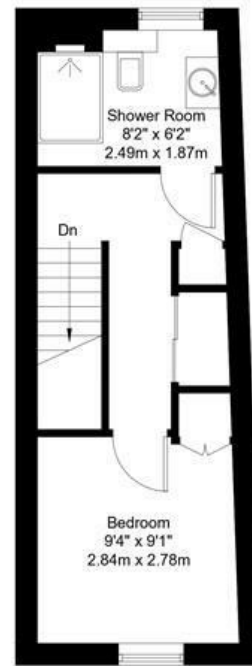
Total = 68.3 sq m / 735 sq ft



Lower Ground Floor



Raised Ground Floor



First Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	85
	62
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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