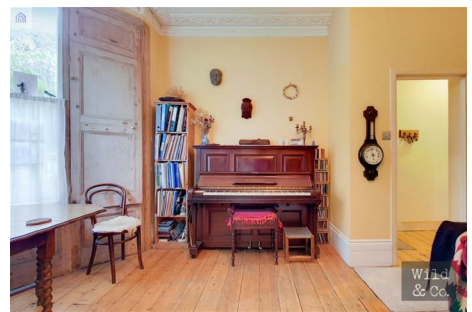


Wild & Co.

wildandco.uk



Brooke Road, N16 7RS

3 Double bedroom split level period conversion, arranged over basement and ground floors with sole use of south facing rear garden. This character property with many original features offers great potential to further improve and extend. Situated on this sought-after residential road in between Stock Newington and Clapton, walking distance of Clapton and Rectory Road Stations (direct City links). Offering: sperate lounge with sash bay window, fireplace, and wood floorboards, fitted kitchen and bathroom. Also being sold with share of Freehold, no on-going chain with vacant possession. EARLY VIEWING HIGHLY RECOMMENDED!

Offers In Excess Of £650,000 | Leasehold - Share of Freehold

Brooke Road, N16 7RS



- 3 Double bedroom split level period conversion
- Many original features offers great potential to further improve and extend
- Sought-after residential road in between Stock Newington and Clapton
- No on-going chain / vacant possession
- Arranged over basement and ground floors
- Sperate lounge with sash bay window, fireplace, and wood floorboards
- Walking distance of Clapton and Rectory Road Stations (direct City links)
- Sole use of south facing rear garden.
- Fitted kitchen & bathroom
- Share of Freehold

Wild and Co. are delighted to offer for sale this: 3 Double bedroom split level period conversion, arranged over basement and ground floors with sole use of south facing rear garden.

Situated on this sought-after residential road in between Stock Newington and Clapton, walking distance of Clapton and Rectory Road Stations (direct City links)

This character property with many original features offers great potential to further improve and extend.

Offering: sperate lounge with sash bay window, fireplace, and wood floorboards, fitted kitchen and bathroom.

Being sold with share of Freehold, no on-going chain with vacant possession.

EARLY VIEWING HIGHLY RECOMMENDED!



Directions

Off Rectory Road (A10), corner of Narcott Rd, N16.





GROSS INTERNAL AREA (GIA)
The footprint of the property
87.42 sqm / 940.98 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
78.36 sqm / 843.46 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

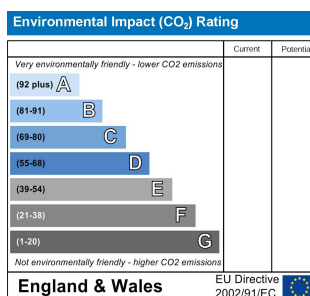
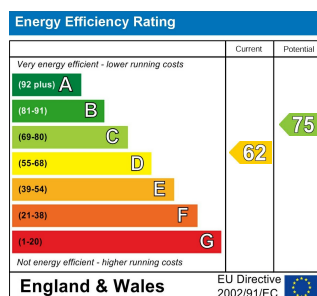
RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.65 sqm / 7.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 83.06 sqm / 894.05 sqft
IPMS 3C RESIDENTIAL: 78.64 sqm / 846.47 sqft

SPEC ID: 615c2a4edf6ec70dd4cc61d1



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.