

# Wild & Co.

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## Brooke Road, E5 8AB

**HOT PROPERTY!** 1238 SQ FT 3-BEDROOM SPLIT LEVEL PERIOD CONVERSION WITH SOLE USE OF REAR GARDEN. Situated on this sought-after residential road off upper Clapton Rd, walking distance of Clapton Station (direct City link). Benefiting from; 3 bedrooms, 2 open plan receptions, study with doors to garden, kitchen/diner, bathroom/WC, additional WC/utility space, sole use of rear garden, period features & load of character. Offered part furnished, available from 20th September '22.

**£3,300 Per Month |**

# Brooke Road, E5 8AB



- Superb split level garden conversion
- Study
- Beautiful rear garden
- Offered part furnished
- 3-bedrooms
- Kitchen/diner
- Off Upper Clapton Road
- 2 open plan receptions
- Bathroom & shower room
- Moments from Clapton Station (direct City link)

## Full description:

Wild & Co. are delighted to offer for rent this: 1238 SQ FT 3-BEDROOM SPLIT LEVEL PERIOD CONVERSION WITH SOLE USE OF REAR GARDEN.

Situated on this sought-after residential road off upper Clapton Rd, walking distance of Clapton Station (direct City link).

Benefiting from; 3 bedrooms, 2 receptions, study, kitchen/diner, bathroom/WC, additional WC/utility space, sole use of rear garden, period features and load of character.

Entrance: via communal door to main front door to:

Hallway: wood floorboards, terracotta floor tiles, stairs to lower ground floors, door to:

Reception 1: large bay window to front aspect with wooden shutters, wood floorboards, original open fireplace with mantel piece surround, picture rail, cove

ceiling, cove shelving, radiator, open to:

Reception 2: wood floorboards, cast iron wood burner, picture rail, cove ceiling, 2 x custom-built cupboards, radiator, wood framed French doors to:

Office: wood flooring, spot lighting, large sky-light, double glazed wood framed window and French doors to rear garden.

Bathroom/WC: white three-piece suite comprising of; side tiled bath with mixer tap and thermostatically control wall shower, low flush WC, wash hand basin with mixer tap and under cupboards and drawers, terracotta floor tiles, part tiled walls, opaque double-glazed window to side aspect, ceiling spot lighting, wall light, chrome heated towel rail, wall shaving power point.

Kitchen/diner: a range of wooden wall and base mount units with woodwork surfaces, built-in stainless steel electric oven with 5-point gas hob and extractor hood, integrated dishwasher, ceramic butler-sink with mixer tap, tiled splash back walls, space for fridge/freezer, terracotta floor tiles, half wood panel walls, radiator, wood framed Sash

window to side aspect, double glazed wood framed window to side and rear aspect, side door to garden.

Downstairs hall: wood flooring, spot lighting, doors to:

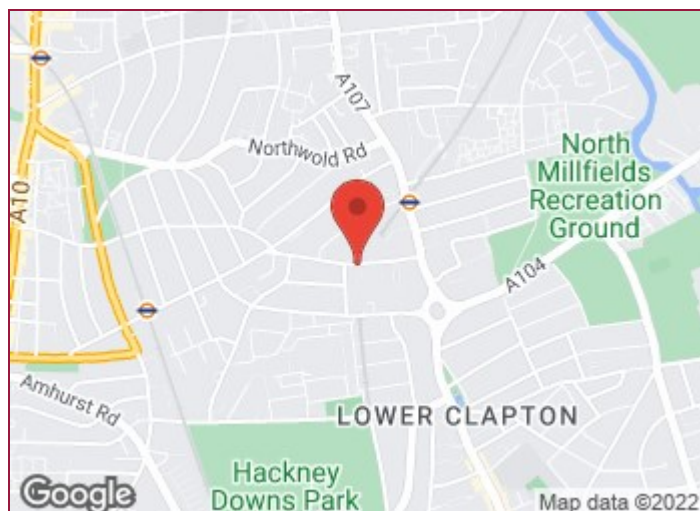
Separate WC: low flush WC, wash hand basin with brass taps and tiles splash back wall, wood flooring, radiator, spot lighting, wall light, under stairs storage cupboard, extractor fan.

Bedroom 1: fitted carpet, radiator, built in fitted wardrobe, spot lighting, bay to front with 2 x double glazed window and French doors,

Bedroom 2: fitted carpet, radiator, spot lighting, double glazed light-well window, built in storage and built in fitted wardrobe.

Bedroom 3: wood flooring, radiator, spot lighting, 2 x double glazed windows to front aspect.

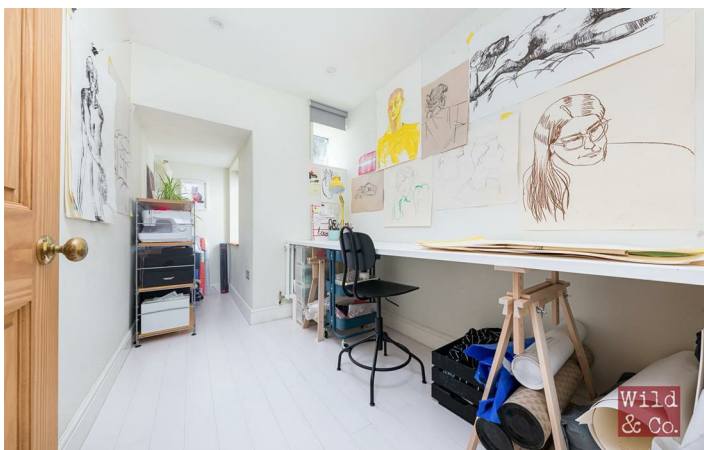
Garden: sole use, wood decking, laid to lawn, raised side flower bedding, outside light, storage cupboard.



## Directions

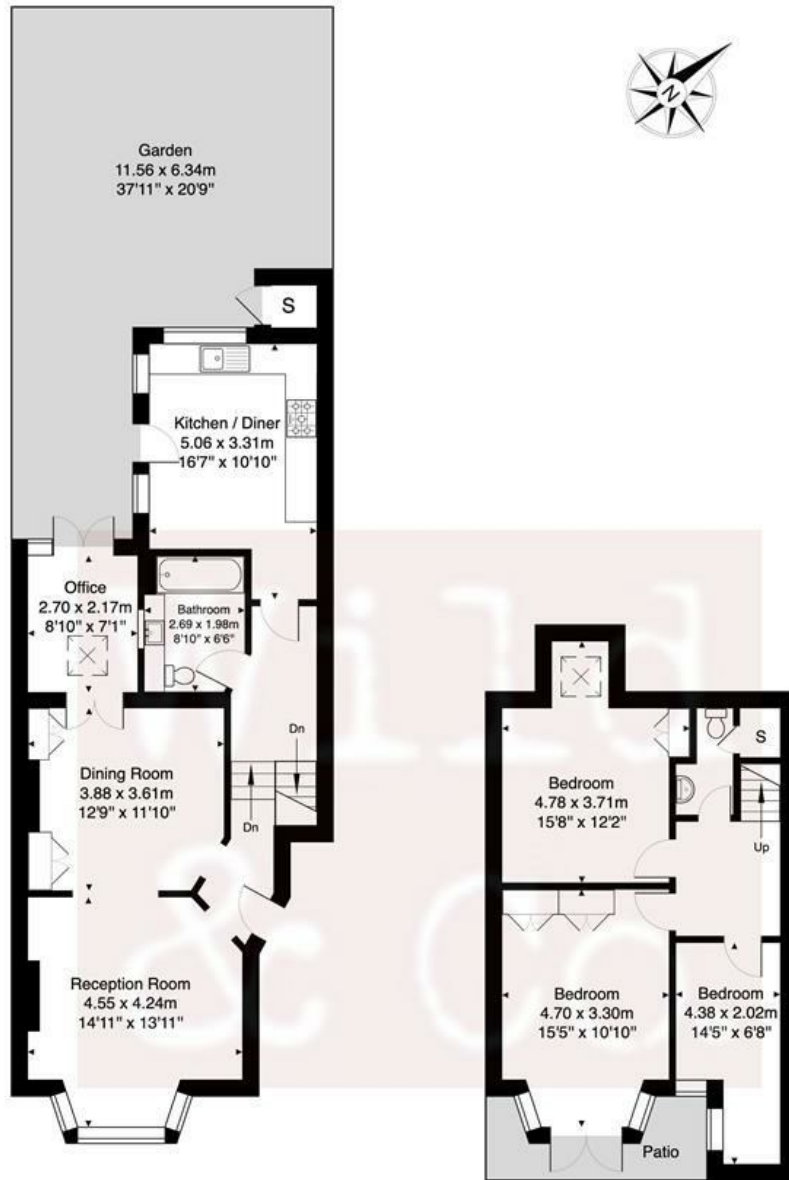
Directly off Upper Clapton Road (A107) leading to Evering Road, N16





# Brooke Road- E5

Approximate Gross Internal Area 115.0 m² ... 1238 ft² (excluding patio, garden)



GROUND FLOOR

LOWER GROUND

**Wild  
& Co.**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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