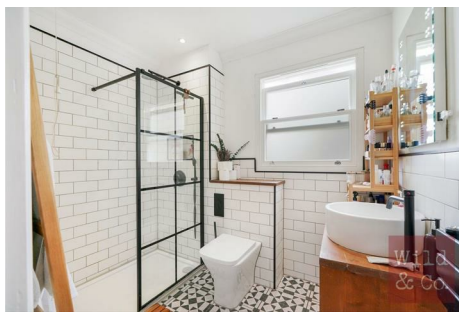


Wild & Co.

wildandco.uk



Brookfield Road, Victoria Park, E9 5AH

Guide Price: £550,000–£600,000

VICTORIA PARK | SUNNY TRIPLEX APARTMENT | 3 BEDROOMS | OFF-STREET PARKING

Set just moments from the beautiful open spaces of Victoria Park, this bright and spacious triplex apartment offers stylish, well-proportioned accommodation arranged over three floors.

Beautifully presented and offered in excellent condition throughout, the property combines modern living with a highly desirable location.

Guide Price £550,000 | Leasehold

Brookfield Road, Victoria Park, E9 5AH



- Close to the verdant spaces of Victoria Park
- Well located for local shopping facilities
- Early viewing strongly recommended
- Triplex apartment
- Close to transport amenities
- 2 double bedrooms
- Excellent decorative condition

Guide Price: £550,000–£600,000

VICTORIA PARK | SUNNY TRIPLEX APARTMENT | 3 BEDROOMS | OFF-STREET PARKING

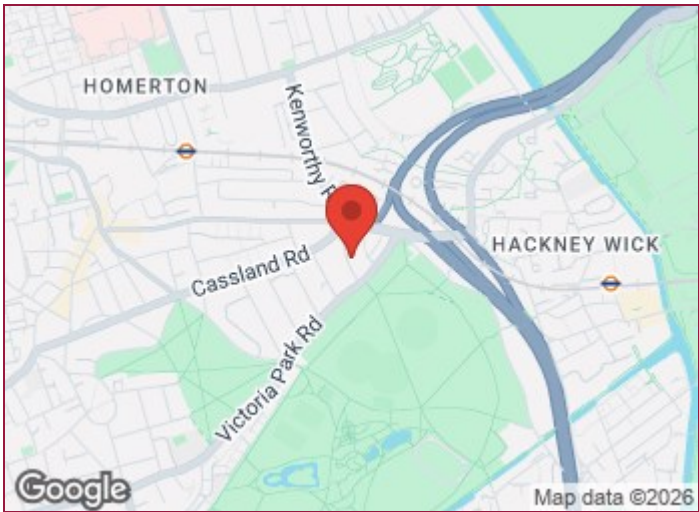
Set just moments from the beautiful open spaces of Victoria Park, this bright and spacious triplex apartment offers stylish, well-proportioned accommodation arranged over three floors. Beautifully presented and offered in excellent condition throughout, the property combines modern living with a highly desirable location. The accommodation comprises three bedrooms, a bright reception room opening onto a modern fitted kitchen, and a contemporary top-floor shower room/WC.

Further benefits include a built-in storage cupboard with plumbing for a washing machine, front patio and off-street parking.

With its light and airy feel, excellent presentation and enviable proximity to Victoria Park, this attractive home would

make an ideal first-time purchase or investment opportunity.

Early viewing is highly recommended to fully appreciate the space, condition and location this property has to offer.



Directions

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

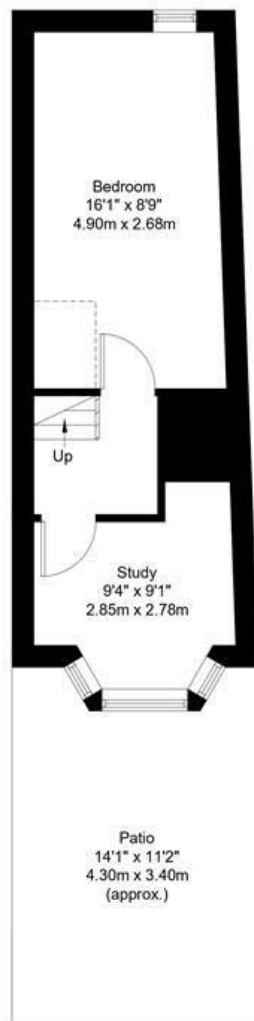
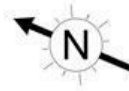


Brookfield Road, E9 5AH

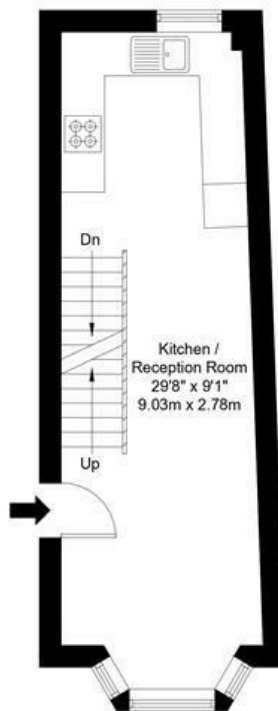
Approx Gross Internal Area = 67.3 sq m / 724 sq ft

Reduced Headroom = 1 sq m / 11 sq ft

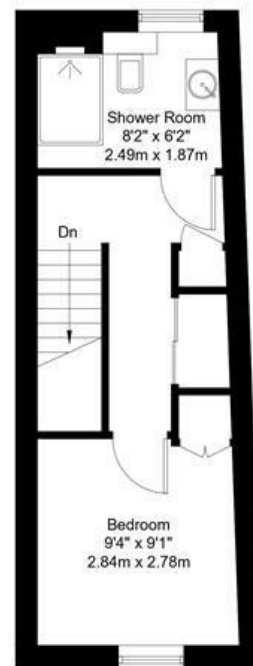
Total = 68.3 sq m / 735 sq ft



Lower Ground Floor



Raised Ground Floor



First Floor

Ref :

Copyright

**B L E U
P L A N**

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.

Copyright @ BleuPlan

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		
England & Wales	EU Directive 2002/91/EC	85

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	

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.