



**M&M**  
PROPERTY

## Brooksby's Walk, E9

**£2,900 PCM**



A three bedroom conversion, arranged over two floors of this period property, located just a seven minute walk from the nearby Homerton Station, which runs between Richmond/Clapham and Stratford. The property was refurbished just over a year ago and is still in a very presentable condition. Comprising three double bedrooms, open plan reception with modern fitted kitchen and shower room, both floors offer access to the private patio garden at the rear. Chatsworth Road is a very popular area in Hackney, that offers a wealth of interesting and unique shops and restaurants, not to mention the weekend hustle and bustle of the street market.

Furnishings: Furnished or Unfurnished

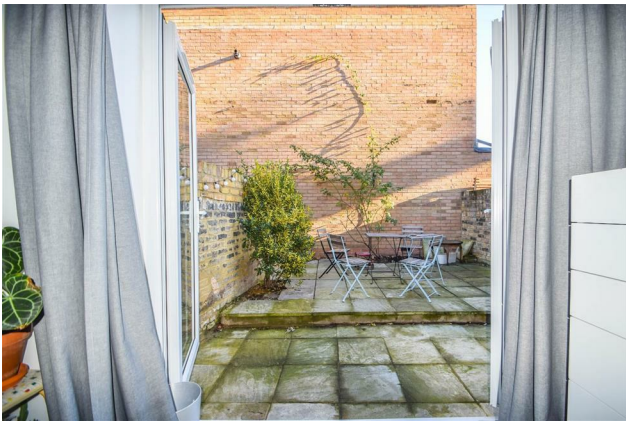
### FOR FURTHER INFORMATION

**Please call**  
**M & M PROPERTY**  
**on 020 7704 0664**

**M&M Property | Sales, Lettings and Property Management**

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- Three Bedrooms
- Recent Refurbishment
- Modern Fitted Kitchen
- Close to Homerton Station
- Furnished or Unfurnished

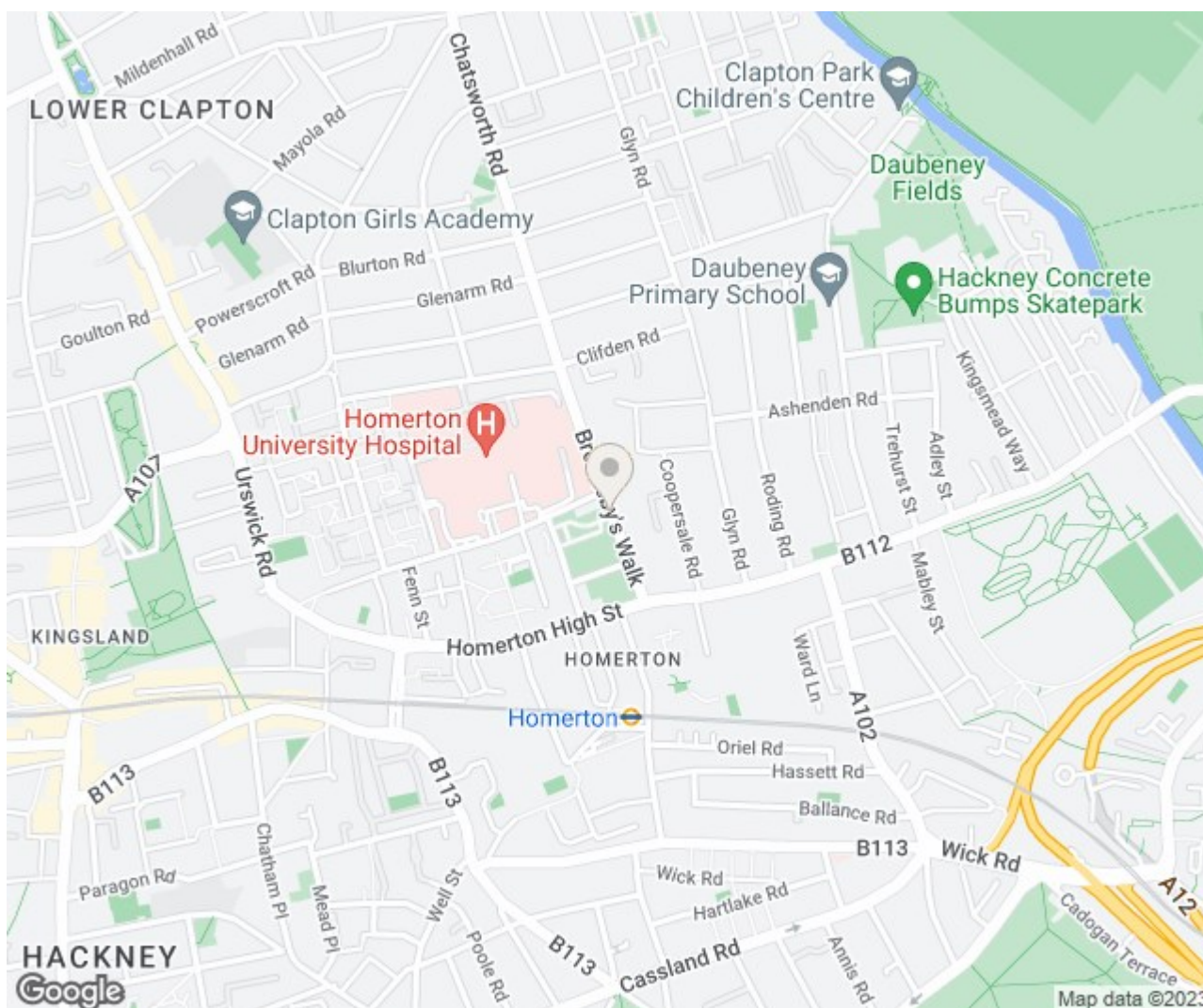
- Split Level Period Conversion
- Private Patio
- Modern Shower Room
- Chatsworth Road E5
- Available 29th November

## 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>	<b>69</b>	<b>74</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>	<b>66</b>	<b>72</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 	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they should not be relied upon for carpets and furnishings.