

Easthaus



— Offers in Excess of £950,000



— Semi Detached Maisonette



— 3 Bedrooms



— 1 Bathrooms



— Circa 980 sqft

Brookfield Road, Hackney, E9

It is a genuine delight for Easthaus to be offering to market this spacious 3 bedroom period conversion maisonette, just seconds from Victoria Park. Internally, the high ceilings, period features, and abundance of natural light make this a truly gorgeous space to occupy. Externally, the kerb appeal is there for all to see, but there is also a huge private garden that is hidden and secluded to the rear and is populated with a beautiful eucalyptus tree, a smoke tree and mature foliage throughout, not to mention the direct sun exposure from the south and east aspects.

Brookfield Road is a quiet tree-lined street that links Victoria Park to Homerton, and as you approach the building from the street, you are immediately greeted by a part-paved front garden area (included within the sale) where a pretty and long-established hawthorn tree compliments the Victorian frontage perfectly.



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The building itself is divided into just two apartments, with this one occupying the majority of the property, including the raised ground floor, the first floor, the front and rear gardens, and the loft space. It is a well-maintained building, with both the roof and rear decking having been completely replaced last year, and further improvements works planned for the front garden and elevation.

Upon entering the apartment through a large solid wood and glazed panelled door, the bright entrance hallway houses a small area for coats and shoes and leads you to the smaller of the three double bedrooms, as well as the beautiful street-facing living room, and the kitchen.

The kitchen includes fitted units and storage across half the room, and space for a freestanding fridge/freezer and small dining table to the remainder, with a glazed panelled door leading to a spacious decked area first, then on to the garden via a metal staircase. The garden itself is part-paved, but mainly planted, and is a truly magical and secluded space in the Spring and Summer, with enough space to play or entertain or simply sit and forget you are located in the heart of the bustling East End.

Natural wood flooring is fitted throughout the apartment, except for the stairs and landing which are fitted with high quality seagrass carpeting. All rooms benefit from high ceilings, large windows, and tons of natural light. Furthermore, the rooms are peppered throughout with original features and nods to the building's Victorian heritage, including high level picture rails, folding wooden window shutters, ornate fireplaces, deep skirting boards, curved glazing above the front door, and an adorable picture window on the upper landing.

Upstairs houses the two remaining double bedrooms and the bathroom, which is entered from the half landing. The bedrooms continue the simple yet welcoming style of the rest of this home, with a bright, airy and spacious feel to both. The bathroom is generously sized and is fitted with all the usual sanitaryware, including a full-size bath tub with fitted shower overhead, and the design again evokes memories of the room's Victorian past.

Encompassing just shy of 1,000 sq.ft., the size, location, garden and period features of this home make it a truly unique offering.

Area

Located just off Victoria Park Road, this maisonette is ideally located for Victoria Park Village, Chatsworth Road, Homerton and Clapton. Victoria Park Village is arguably east London's most desirable neighbourhood. The retail offering in the village is second to none, with favourites like Village Organic, Gails bakery, Ginger Pig butchers, Bottle Apostle bottle shop all on your doorstep. Easthaus favourite and newcomer to the village, Pophams bakery and coffee shop, is just across the road, as well as Hackney favourite The Empress pub and kitchen an ever-present here since the late 1800s – you truly are spoilt for choice.

It is also within easy reach of the independent shops, eateries and weekly farmer's market centred around Brooksby's Walk and Chatsworth Road. The green space and amenities of the Olympic Park, Well Street Common and Victoria Park are all within walking distance. The shops and entertainment amenities of Westfield Stratford Shopping Centre are just one stop on the overground.

The nearest Overground stations are Homerton Station, approximately 0.4 miles away, and Hackney Wick Station, just under 0.5 miles away, both offering direct connections to Stratford and Highbury & Islington. Numerous bus routes run citywide from Victoria Park Road and Mare Street.

Details

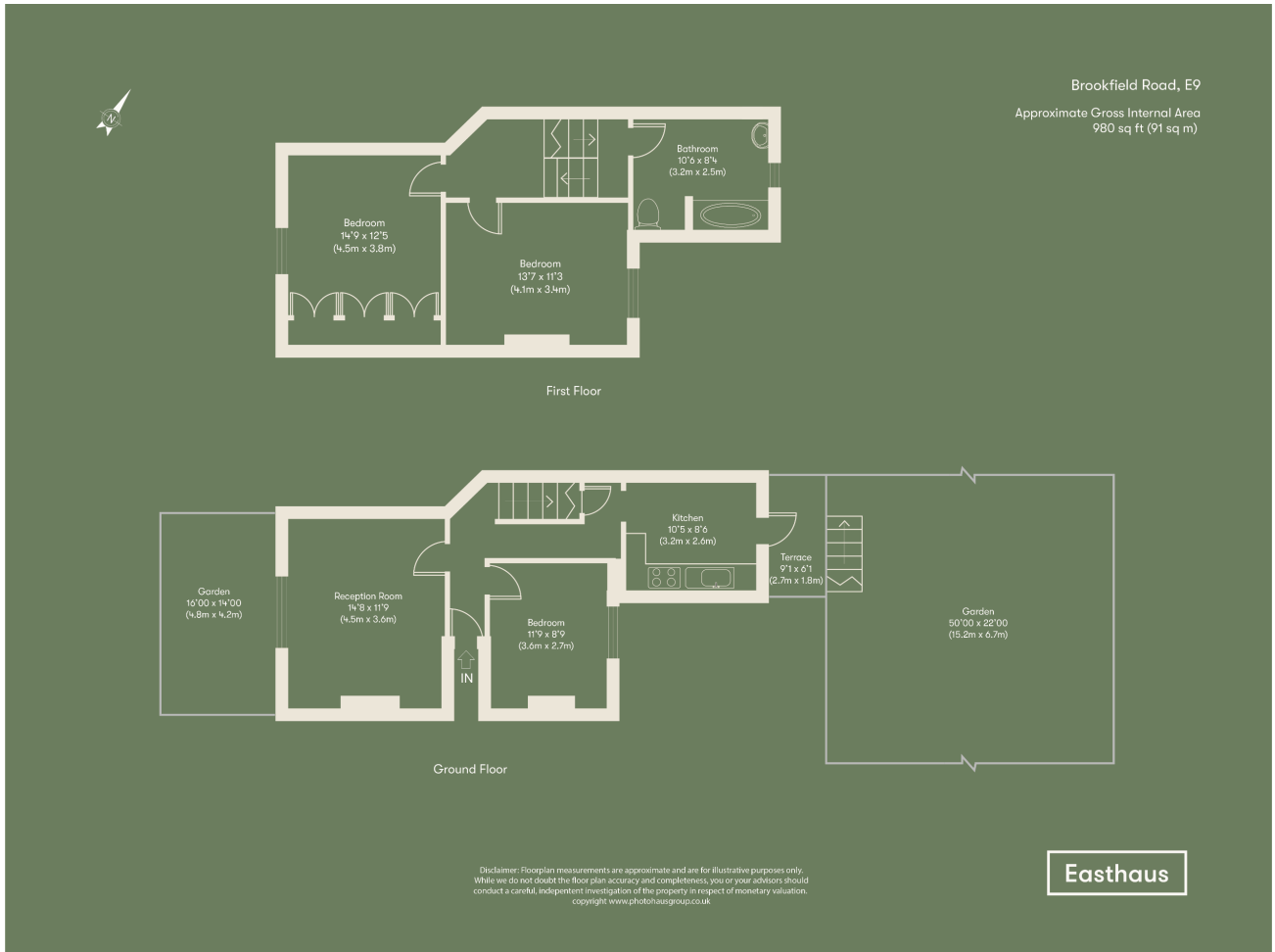
Tenure: Share of Freehold with a leasehold of 992 years
Service Charges: Informal - contribution towards building insurance circa £450pa
Local Authority: Hackney
Council Tax Band C



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