



BROOKSBY'S WALK, LONDON, E9
£550,000 LEASEHOLD

STUNNING TWO-BEDROOM, TWO-BATHROOM APARTMENT WITH PRIVATE BALCONY IN THE HEART OF HOMERTON, E9

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DESCRIPTION:

This beautifully presented two-bedroom, two-bathroom apartment offers 803 square feet of contemporary living space, perfectly positioned on the third floor of a well-maintained building in the sought-after location of Brooksby's Walk, E9.

The spacious property boasts a large south-west facing balcony that spans the length of the apartment, and an abundance of natural light throughout the day. Floor-to-ceiling windows flood the open-plan living areas with sunshine, creating a bright and airy atmosphere throughout.

The semi-open plan kitchen and living room offer a perfect balance of space and practicality, ideal for both relaxing and entertaining. Wooden floors run seamlessly through the entire apartment, adding warmth and style to every room.

Both double bedrooms are generously sized, with the master benefiting from its own ensuite bathroom. A second well-appointed bathroom serves the second bedroom and guests.

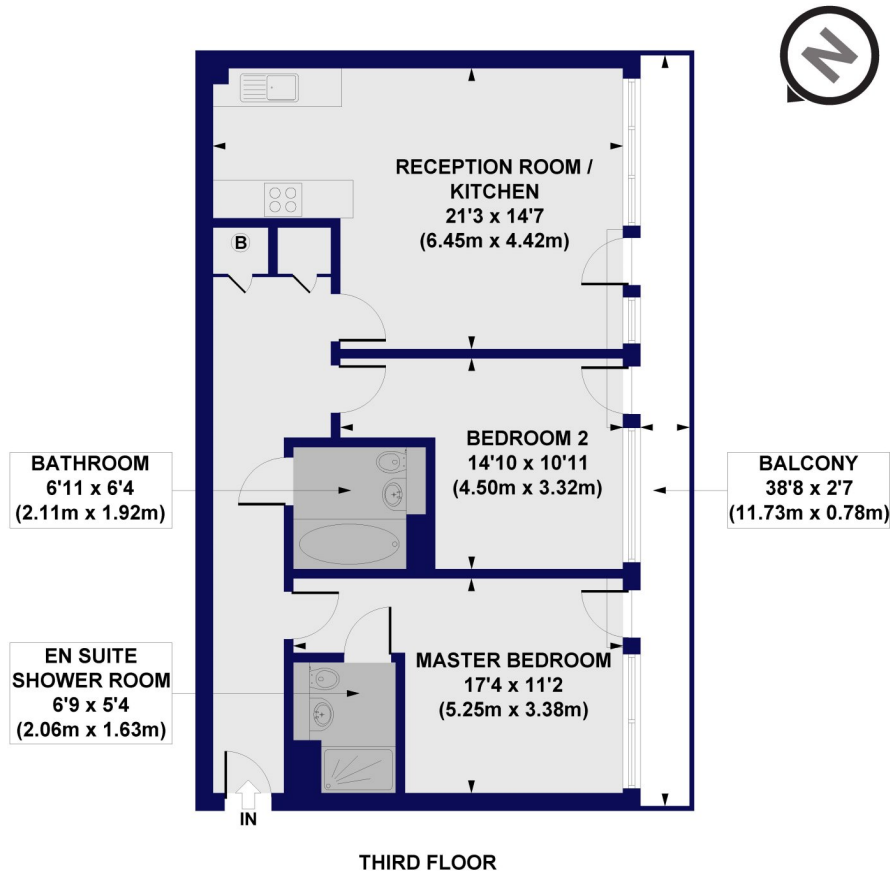
Brooksby's Walk in E9 not only provides an idyllic setting but also boasts an array of local amenities and convenient transport links. Residents can enjoy the vibrant atmosphere of nearby shops, cafes, and restaurants, creating a true sense of community. Excellent transport links ensure easy access to the wider city, making this house a perfect fusion of stylish living and urban convenience.

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Brooksby's Walk, E9
Approx. Gross Internal Floor Area 803 sq. ft / 74.62 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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