

Upper Brockley Road | London | SE4 1SS

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Bryan & Keegan
ESTATE AGENTS

- Chain free
- 5 Bedrooms
- Beautiful kitchen extension
- Utility room
- Two bathrooms
- Cellar





This magnificent family home has been much improved by the current owners including a double story extension that now provides a fantastic kitchen diner featuring a glass roof and an additional bedroom and bathroom to the first floor. This has increased the space on offer to over 2000 square feet.

Key features include five sizeable bedrooms, two bathrooms, real wood flooring, neutral décor, a double reception room, a downstairs WC, cellar, double glazing, gas central heating, a large cellar and a north - west facing rear garden measuring approximately 60ft. Upper Brockley Road occupies a

popular location less than half a mile from Brockley Overground. Lewisham DLR & St John's are also within walking distance.

Local shops include a deli, a selection of coffee shops close to the station, Sainsbury's and popular restaurants such as the Orchard, The Gantry and



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Upper Brockley Road, SE4

Approximate Gross Internal Area
Cellar = 33.9 sq m / 364 sq ft
Ground Floor = 68.8 sq m / 740 sq ft
First Floor = 52.0 sq m / 560 sq ft
Second Floor = 34.3 sq m / 369 sq ft
Total = 188.9 sq m / 2033 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID279381)

Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

Energy Performance Certificate



Upper Brockley Road, LONDON, SE4 1SS

Dwelling type: Mid-terrace house
Date of assessment: 05 September 2016
Date of certificate: 05 September 2016
Reference number: 0358-3052-7241-3846-8960
Type of assessment: RdSAP, existing dwelling
Total floor area:

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

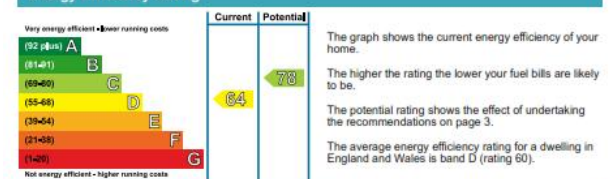
Estimated energy costs of dwelling for 3 years:	£ 3,558
Over 3 years you could save	£ 768

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 420 over 3 years	£ 234 over 3 years	You could save £ 768 over 3 years
Heating	£ 2,712 over 3 years	£ 2,127 over 3 years	
Hot Water	£ 426 over 3 years	£ 429 over 3 years	
Totals	£ 3,558	£ 2,790	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 603	✓
2 Low energy lighting for all fixed outlets	£75	£ 162	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 840	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.