

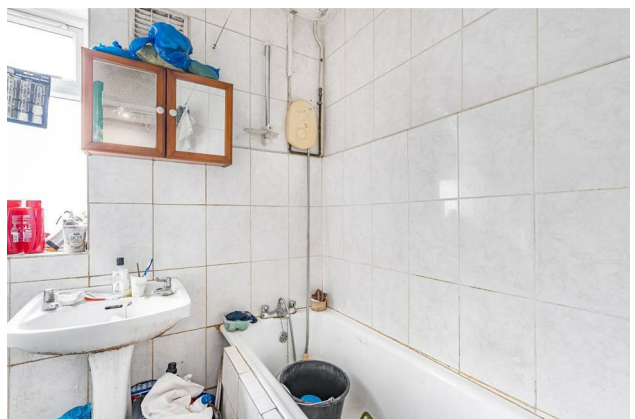
HUNTERS®

HERE TO GET *you* THERE

Arabin Road, Brockley, London, SE4 2SE

£500,000 TO £550,000

Property Images



HUNTERS[®]

HERE TO GET *you* THERE

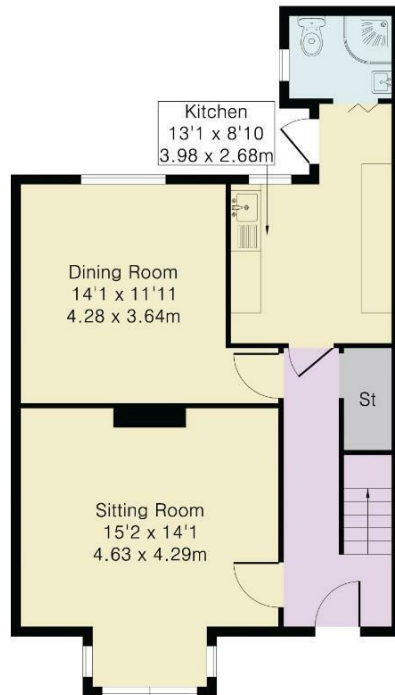
Property Images



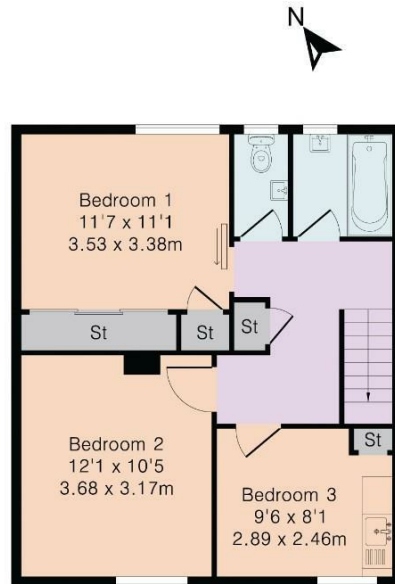
Approximate Gross Internal Area 1037 sq ft - 96 sq m

Ground Floor Area 549 sq ft – 51 sq m

First Floor Area 488 sq ft – 45 sq m



Ground Floor

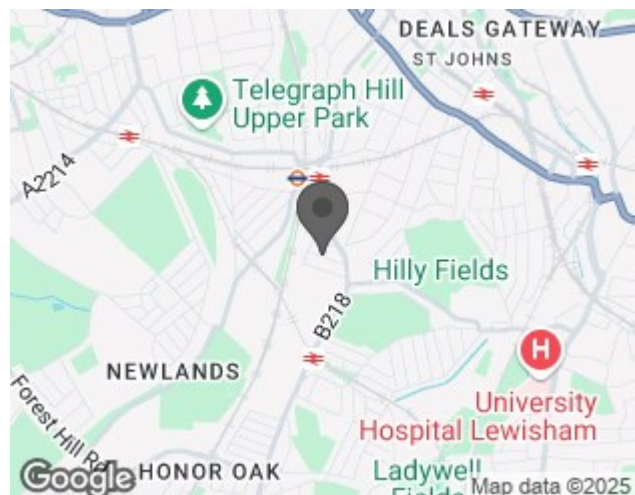


First Floor

EPC

| 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 | | |

Map



Details

Type: House Beds: 0 Bathrooms: 0 Receptions: 0 Tenure: Freehold

Summary

Guide Price - £500,000 to £550,000

Set within this residential road close to Brockley Station and spanning approximately 1037 sqft is this terraced house in need of refurbishment. Downstairs offers a separate living room, a separate dining room, a separate kitchen and a downstairs shower room. The first-floor offers three double bedroom and a family bathroom. There is also a garden with the potential to extend.

Brockley is now a very vibrant area offering many shops, bars and restaurants as well as benefiting from a wealth of amenities.

Features

• Guide Price £500,000 to £550,000 • Ideal Location • Three Bedrooms • Separate Living Room/Dining Room • Generous Garden • Quiet Residential Road • Close Proximity to Shops, Restaurants and Amenities • Close Proximity to Transport • Close Proximity to Schools • Close Proximity to Parks and Green Spaces

EPC TBC

COUNCIL TAX BAND D - Lewisham

FREEHOLD

Guide Price - £500,000 to £550,000

Set within this residential road close to Brockley Station and spanning approximately 1037 sqft is this terraced house in need of refurbishment. Downstairs offers a separate living room, a separate dining room, a separate kitchen and a downstairs shower room. The first-floor offers three double bedroom and a family bathroom. There is also a garden with the potential to extend.

Brockley is now a very vibrant area offering many shops, bars and restaurants as well as benefiting from a wealth of amenities.

In terms of travel Brockley Station offer direct access into Central London in the following timeframes:

London Bridge - approximately 11 minutes

Canary Wharf - approximately 28 minutes

Victoria - approximately 30 minutes

London St Pancras - approximately 34 minutes

London Cannon Street - approximately 32 minutes

London Charing Cross - approximately 30 minutes

There are also numerous bus services which allow access to London and surrounding areas.

Below are some of the well known schools in the vicinity of the property:

Turnham Academy Prendergast Ladywell School

Prendergast Ladywell School

Gordonbrock Primary School

Parks and Open Spaces:

Blythe Hill Fields

Ladywell Fields

Ravensbourne Park Gardens

Early viewing is Highly Recommended

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: No Certificate