

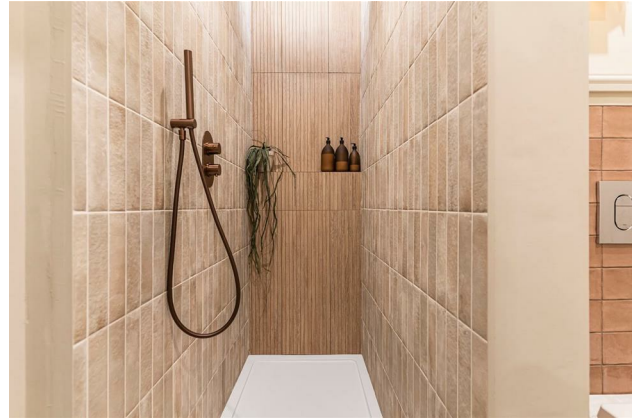
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HERE TO GET *you* THERE

Arabin Road, London, SE4 2SD

Asking Price £550,000

Property Images



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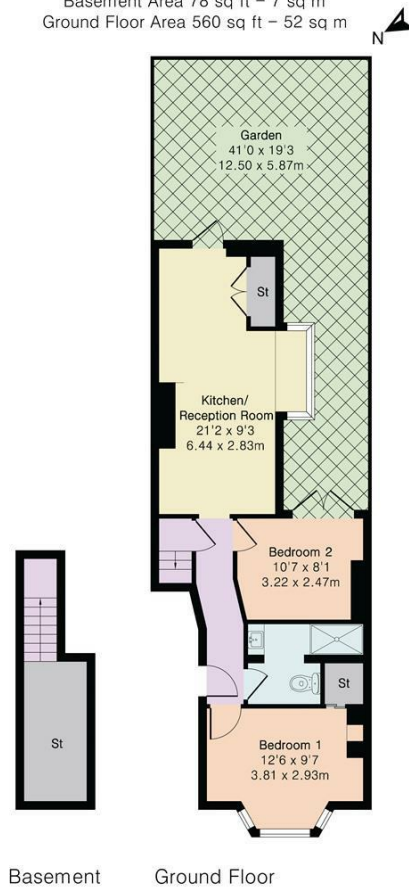
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Property Images

Approximate Gross Internal Area 638 sq ft - 59 sq m

Basement Area 78 sq ft - 7 sq m

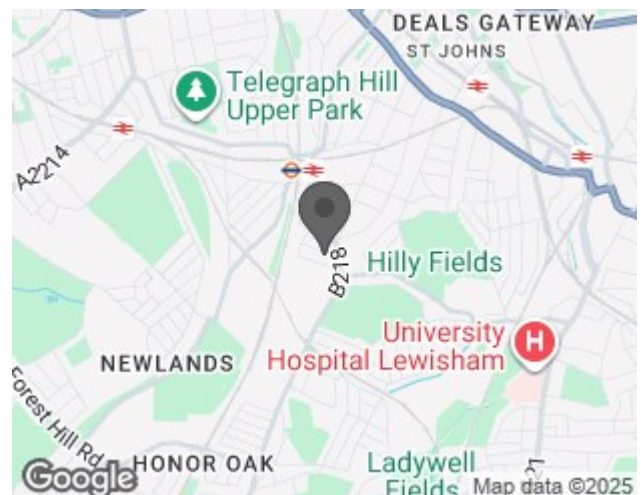
Ground Floor Area 560 sq ft - 52 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(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: Apartment - Conversion Beds: 2 Bathrooms: 1 Receptions: 1
Tenure: Leasehold

LONG LEASEHOLD – 995 YEARS

ASKING PRICE - £550,000

Set within this residential road close to Brockley Station and spanning approximately 610 sqft is this newly refurbished apartment within this period conversion. The property offers two double bedrooms, a family bathroom, an open-plan kitchen/dining room, a basement and its own private garden.

The property retains many original period feature such as bay windows, high-ceilings with covings and fireplace. However, the property has been extensively refurbished and contains new wooden flooring, a new kitchen, new bathroom and has been extensively renovated.

Features

• ASKING PRICE - £550,000 • LONG LEASE - 995 YEARS • PERIOD CONVERSION • APPROX 610SQFT • PRIVATE GARDEN • NEWLY REFURBISHED • TWO-DOUBLE BEDROOMS • OPEN-PLAN KITCHEN/DINING ROOM • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Space

EPC D

COUNCIL TAX BAND D

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The garden benefits from new decking, freshly laid plants and trees.

Below are comments from the owners:

We have loved our time at Arabin Road and the beautiful surrounding area. From the local gems of Joyce Wine Bar, L'Oculto, Sundae Gelato and Brickfields at the end of the road to Hilly Fields and Brockley Cemetery a short distance away and perfect for dog walks. Brockley is a thriving, friendly neighbourhood with so much to offer.

During our time here we have overseen a complete remodel and renovation of the property, converting it from 1 bedroom to 2, insulating floors, ceilings and walls for improved soundproofing and warmth, installing a new kitchen and bathroom, underfloor heating and radiators and landscaping the garden.

Our few of our favourites bits are:

- The porcelain kitchen worksurface, which is highly durable for hot pans, citrus etc and can take whatever you can throw at it.
- The biofuel wood burner, which is London living compliant and more eco friendly than traditional wood burning stoves.
- The garden, which gets the sun all through the day.

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: Leasehold

Lease length: 995 years remaining (997 years from 2023)

Property type: Flat

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing, Underfloor heating, and Wood burner

Broadband: FTTP (Fibre to the Premises)

Parking: On Street

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: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes