

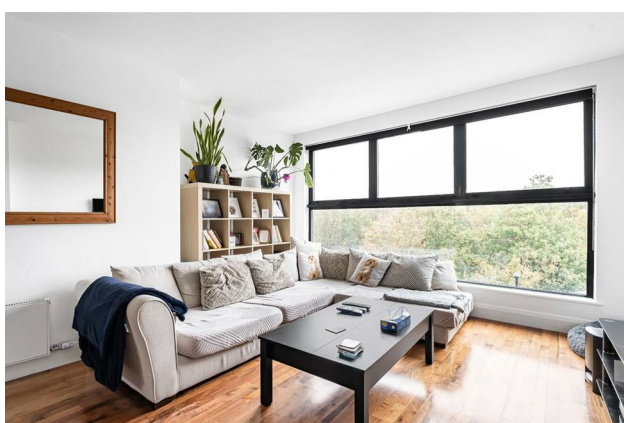
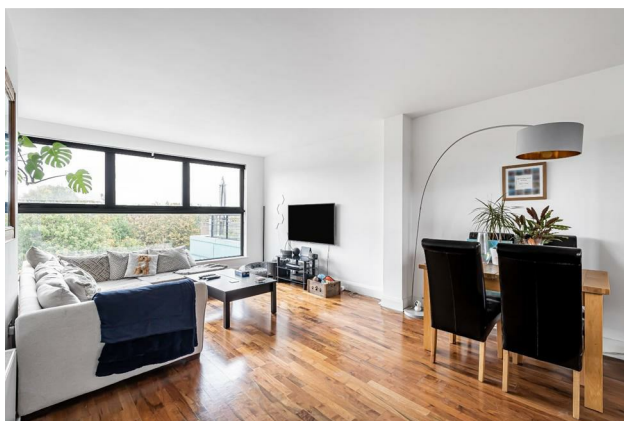
# HUNTERS®

HERE TO GET *you* THERE

**TEA FACTORY, ENDWELL ROAD, LONDON, SE4 2LX**

**Guide Price £500,000 TO £525,000**

**Property Images**



## Property Images



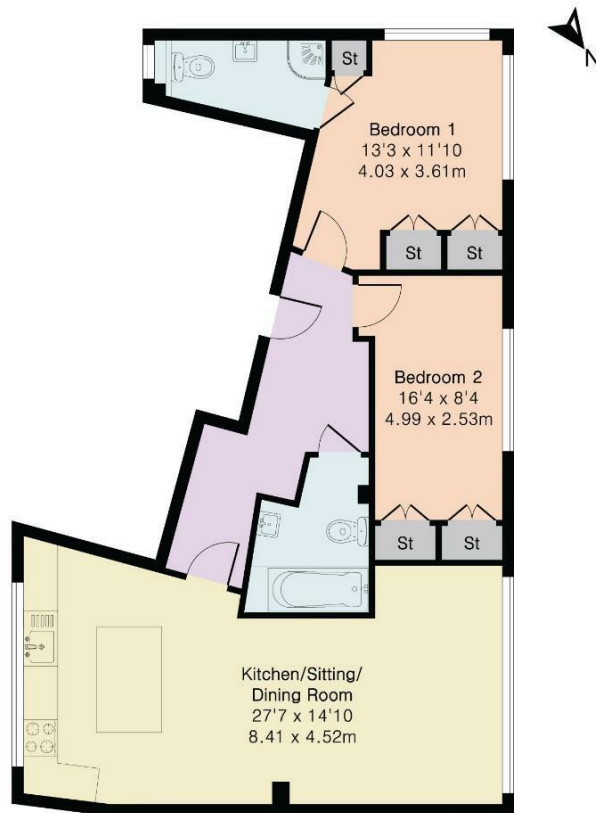
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## Property Images



Approximate Gross Internal Area 837 sq ft - 78 sq m

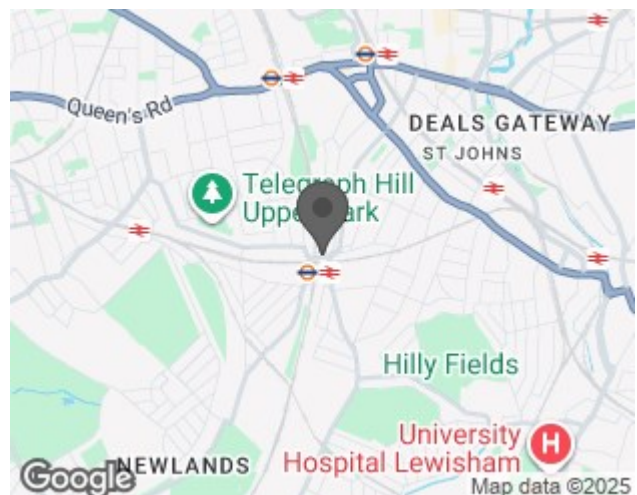


Fourth Floor

## EPC

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 73                         | 73        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

## Map



## Details

Type: Flat - Conversion Beds: 2 Bathrooms: 2 Receptions: 1  
Tenure: Leasehold

Guide Price £500,000 to £525,000

Set on the fourth-floor of this Warehouse Conversion is this two-bedroom apartment in the heart of Brockley. Formerly known as the Tea Factory it was converted into a unique selection of apartments and houses an architectural practice within the commercial units at the bottom.

The property itself is a two-bedroom, two-bathroom (one en-suite) top-floor apartment spanning approximately 837sqft and offered in modern condition. The open-plan living room and kitchen benefits from an Island in the centre which makes it perfect for cooking but also hosting. One real benefit is that the property offers panoramic views from large windows situated in the living room and both bedrooms – this is something very rare to find.

### Features

• CHAIN-FREE • GUIDE PRICE £500,000 TO £525,000 • WAREHOUSE CONVERSION • TOP-FLOOR • OPEN-PLAN LIVING ROOM/KITCHEN WITH ISLAND • TWO DOUBLE BEDROOMS • TWO BATHROOM • SECURE ENTRY AND LIFT ACCESS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

CHAIN-FREE

Council Tax band: C

EPC: C

Tenure: Leasehold

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The development offers secure access and also a lift and is well maintained.

Here is what the owner had to say about the property:

A beautifully bright and spacious apartment that has been a much-loved home. This property is perfect for entertaining and relaxing, offering an exceptional living experience.

- **Stunning Open-Plan Living:** The spacious, light-filled living area is the heart of the home, featuring a rare and sociable kitchen island.
- **Incredible London Views:** Enjoy fantastic far-reaching views across the city skyline.
- **Prime Location:** Perfectly situated moments from the train station and a vibrant high street with fantastic coffee shops, restaurants, and pubs.
- **Modern Upgrades:** Thoughtfully improved with built-in wardrobes, app-controlled electronic blackout blinds, and Nest smart heating.
- **Practical & Welcoming:** Benefits from two high-quality bathrooms and a wonderful, friendly community feel within the building.

Brockley is now a very vibrant area. There is a Plethora of shops, bars and restaurants as well as 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

#### Restaurants, Shops and Amenities

Locally there are a number of family owned/boutique restaurants including:

Yama Momo  
Ellary's  
Nonna Maria  
Good as Gold  
Sikatio  
Mother Flipper

There are also a number of family owned supermarkets/convenience stores as well as a Sainsbury's Local

With regards to Parks and Green Spaces you have:

Buckthorne Nature Reserve  
Hilly Field  
Telegraph Hill  
Honor Oak Recreation Park

Local Schools are as follows:

John Stainer Primary  
Haberdasher College  
Myatt Garden Primary  
Hollydale

Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 107 years remaining (125 years from 2007)

Ground rent: £350 pa

Service charge: £2246.8 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electricity-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

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: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lateral living, Level access, and Lift access

Coal mining area: No



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