



Upper Brockley Road, SE4 £1,800,000

Welcome to this stunning five-storey, five double bedroom family home located in the Brockley conservation area; on Upper Brockley Road. Recently renovated in 2021/2022 with design by local award-winning Architects, Gruff Architects. This home, which extends to over 2000 sq ft has been transformed to blend seamlessly with its surroundings and connect previously unrelated spaces, creating a harmonious and inviting environment for a growing family. Among the many areas improved, key features include a cohesive design, with improved connections between spaces and full use of outdoor areas with a seamless transition between the kitchen and sunken patio/snug area enhancing the connection with the outdoors.

Features

- Five Storey Town House
- Five Bedrooms
- Two Garden Studios
- Meticulously Refurbished
- Over 2000 Sq. FT.
- Luxury Finish Throughout
- Brockley Conservation Area



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Whilst this home has been meticulously modified, its original roots have not been forgotten, with original features such as cornicing, wooden shutters, sash windows and two marble fireplace surrounds. Furthermore, floor coverings have been improved and upgraded in certain areas; the lower floor is tiled with underfloor heating, and the upper floors are a mixture of restored wooden flooring and carpeting to some bedrooms. The high end specification runs throughout this home and is seen via many high end appliances, with brands such as Fisher & Paykel and dual Miele ovens. There are bespoke cast concrete sinks by Lazenby with a luxury faucet by Dornbracht to name a few. Entering the garden via the sliding doors from the kitchen, you are met by an oasis of greenery. There is a large sunken terrace with built-in seating area ideal for relaxing with a coffee or glass of wine, tiered garden with an array of urban jungle plants, herbal plants, espalier fruit trees, a 150-year-old sycamore tree, and a beautiful bay tree from Florence, Italy, all with its own irrigation system. If the ability to work from home is important, then take your pick out of the two outbuildings which also have full connectivity and the ability to offer a sixth bedroom for any additional needs you may have. This exceptional home, blending contemporary design with historical charm, offers a unique opportunity to live in a beautifully revitalised space in one of Brockley's most desirable locations. Viewings are strictly by appointment only and are highly recommended to ensure that you do not miss out on this unique family home. A full specification can be provided upon request.



Upper Brockley Road, London, SE4



Total area (approx.): 188.8 sq. m (2,032.1 sq. ft)
(Excluding Eaves)

Outbuildings: 20.0 sq. m (215.2 sq. ft)

Balcony: 7.3 sq. m (78.6 sq. ft)