



## St. Asaph Road, SE4

£1,250,000

This stunning four bedroom family home, which has been expertly redesigned and extended by award winning and local Brockley based, Gruff Architects, is incredibly special.

St. Asaph Road is ideally located for Brockley Village and station, which is approx. a 7 minute walk. Nunhead station is around 8 minutes away meaning the City of London can be reached in as little as 25 minutes door to door. Nearby schools include the outstanding John Stainer and Haberdashers Primary and Haberdashers Hatcham College. Telegraph Hill Lower/Upper parks are close by providing excellent space for the little ones to run free, with its on site play parks and café.

### Features

- Four Double Bedrooms
- Expertly Designed And Extended
- Large South Facing Rear Garden
- Close To Transport
- Large Open Plan Kitchen/ Diner
- Two Bathrooms



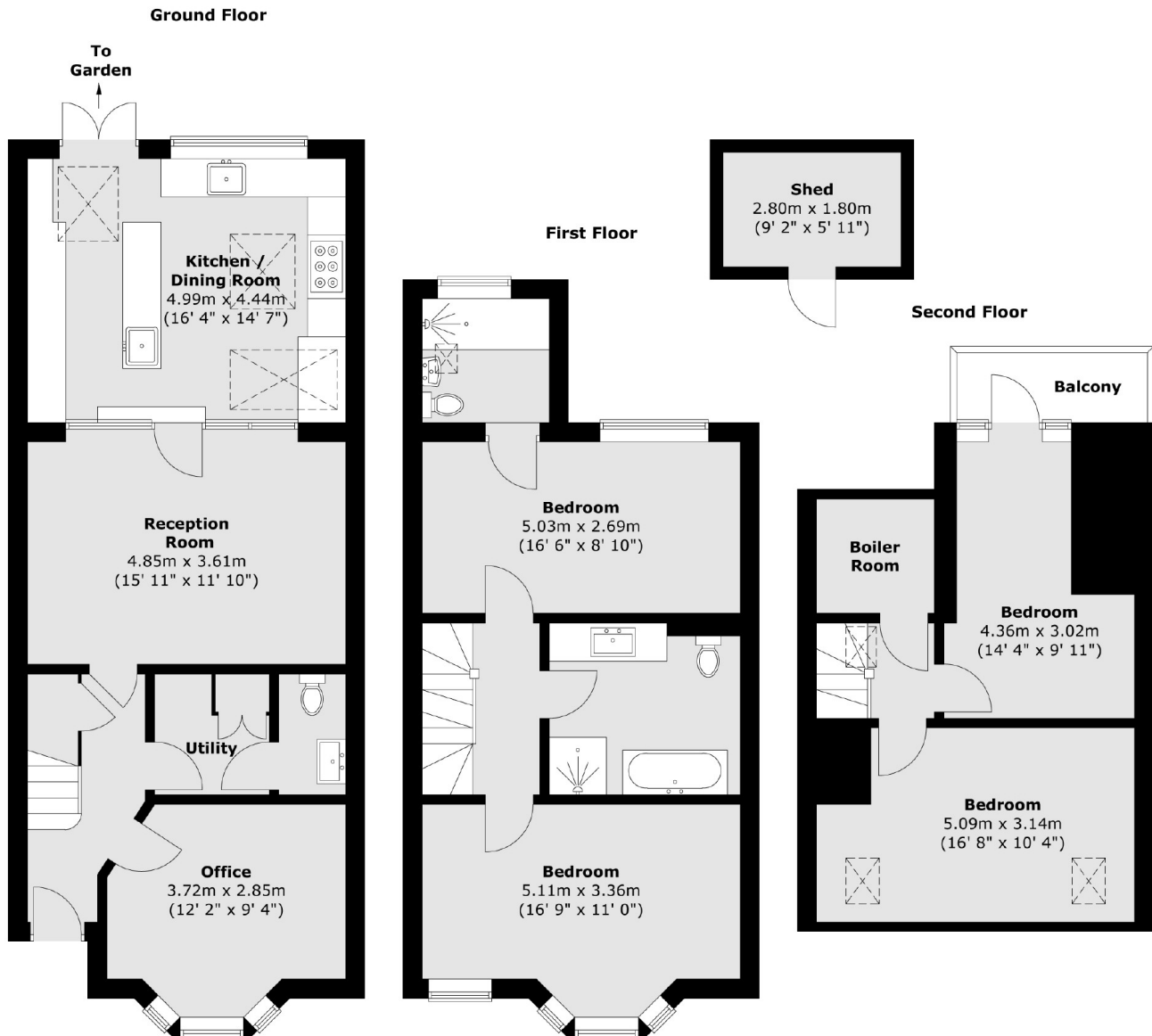
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The property, which was built around the 1980's to mimic the typical Victorian style of the local area, has been extended to provide a superb mix of modern, open space allowing light to flood the kitchen and reception areas. With vaulted ceilings, zinc finishes to the externals, internal 'crittal' style glass partition and a cantilevered en-suite bathroom, this home is definitely impressive. There are four double bedrooms split across two floors, family bathroom with utility space, as well as a separate reception/study and a balcony to one of the bedrooms. A full specification can be provided on request.





# St. Asaph Road, London, SE4



Total area (approx.) : 146 sq. m (1571 sq. ft)  
Total shed area (approx.) : 5 sq. m (54 sq. ft)  
Total balcony area (approx.) : 2 sq. m (22 sq. ft)