



HUNTERS[®]

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Staveley House , Turnham Road , London, SE4 | £325,000
Call us today on 020 7708 2002



- Two Double Bedrooms
- Gross Internal Area 75m²
- Great Transport Links
 - Chain Free!
 - EPC Rating D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		54
(39-54) E	39	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Introducing this Large Two Double Bedroom Flat, Measuring 75m² – With Great Transport Links.

Internally you are presented with a spacious reception room offering space for a dining table and chairs, and to relax and entertain guests. The kitchen is fitted with wall and base units, white tiled splashbacks and space and plumbing for white goods. Heading back through the property you will find two bedrooms, both offering ample space for a double bed and furniture, finished with carpeting. There is a three-piece bathroom suite located off the hallway, fitted with a sink, a toilet, and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash.

Brockley is one of South East London's hidden gems, with an artsy vibe and a thriving local community. Moments away from independent shops, artisanal bakeries, and a variety of popular restaurants and cafes along Brockley Road and the surrounding streets Telegraph Hill Park and Hilly Fields Park are close by, perfect for relaxing walks, jogging, and family picnics with spectacular views over the London skyline. Close to Brockley's famous monthly market and artistic venues, including the Rivoli Ballroom and local galleries, giving you a wealth of cultural and leisure activities. Ideal for commuters, this property offers convenient access to multiple transport links with Brockley Station only a 0.6 mile walk away, with direct Overground services to Shoreditch High Street, Canada Water, and Whitechapel, as well as mainline trains to London Bridge in under 15 minutes. Crofton Park Station is even closer (0.5mile walk), providing easy links to Blackfriars and St. Pancras International. Regular bus services along Brockley Road connect you to the surrounding areas and central London.

Offers in region of: £325,000

Tenure: Leasehold

Council Tax band: B

Authority: London Borough of Lewisham

Lease length: 99 years remaining (Started in 1998 with a lease of 125 years)

Ground rent: £10 a year (Not subject to increase)

Service charge: £1,812 a year

Construction: Standard construction

Property type: Mid-terrace, Flat

Number of floors: 4

Entrance on floor: 3

Has lift: Yes

Over commercial premises: No

Parking: Communal

Electric vehicle charging point: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Building safety issues: No

Restrictions

No restrictions or restrictive covenants found in the title register

Rights and easements

Public right of way through and/or across your house, buildings or land: No

Flood risk: No

River and sea flooding risk: Very Low; Surface water flooding risk: Low;

Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

History of flooding

No history of flooding has been reported.

Coastal erosion risk: No

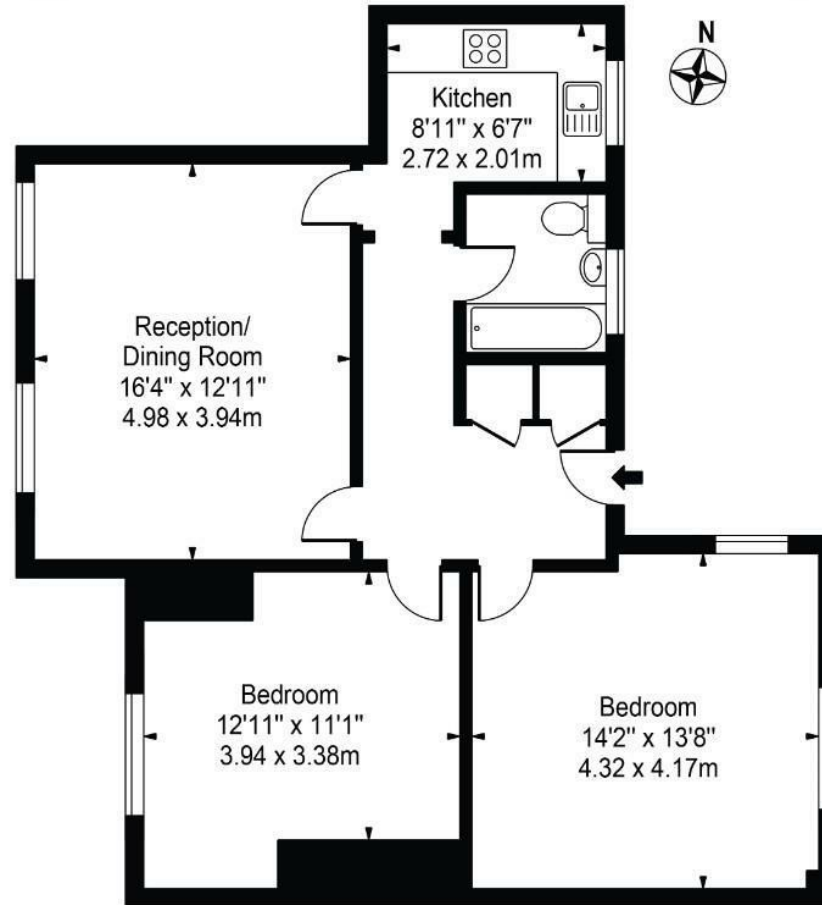
Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Staveley House,
Turnham Road, SE4 2HU
Approx. Gross Internal Area 810 Sq Ft - 75.25 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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