



## Wickham Road London SE4



A superb apartment occupying the top floor of this imposing Victorian mansion situated in the heart of the Brockley conservation area.

The spacious accommodation of approximately 1175 square feet briefly comprises:  
Two double bedrooms, Lounge, Kitchen/dining room Bathroom with separate shower,  
Guest cloakroom, Galleried hallway.

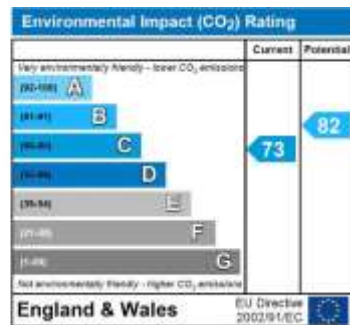
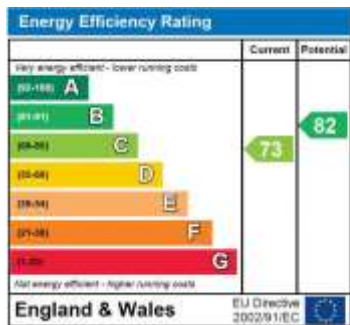
**Price: £565,000 Leasehold**

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# Tff 49 Wickham Road



# Top Floor Flat, Wickham Road, SE4

Total Area: 109.2 m<sup>2</sup> ... 1175 ft<sup>2</sup>



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Communal front door with stairs up to the first floor. This communal staircase is about to be refurbished.

Personal front door into lobby with stripped and sealed floorboards up to the mezzanine level.

## **Cloakroom**

Sash window to the rear. A white suite with close coupled flush wc and wall mounted hand basin.

Stairs up to the GALLERIED LANDING providing access to all rooms and a wonderful sense of space.

## **Lounge**

Twin sash windows set to the front. Open fireplace with painted mantelpiece. Radiator. Fitted bookcases to the fire breast alcove.

## **Kitchen/dining room**

Fitted in a range of wall base and drawer units and finished in cream with contrasting worktops. Stainless steel sink and drainer. Ceramic tiled splashbacks. Wall mounted gas fired combination boiler. Sash window to the side.

## **Bedroom 1**

Set to the front with twin sash windows. Fitted mirror front wardrobe storage on one wall.

## **Bathroom**

Fitted in white with chrome fittings and comprising roll-top bath with telephone style mixer tap and hand held shower. Pedestal wash basin. Separate shower cubicle with glazed door housing a chrome shower. Velux window. Auto extractor fan,

## **Bedroom 2**

Sash window to the rear overlooking the garden. Open fireplace with natural wood mantelpiece and tiled inset.

## **Tenure**

Leasehold: c87 years unexpired

Ground rent: £100 p.a.

Service charge: 20% of outgoings (£2,792.20 for 2024-2025)

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