



## Brookbank Road, SE13

### £850,000

An impressive four bedroom Victorian terraced house occupying a favourable position moments from Hilly Fields. In exacting condition throughout having been meticulously renovated and extended by the current owners.

Brookbank Road is a lovely residential road located just around the corner from Hilly Fields and between St. Johns, Lewisham and Ladywell train stations giving excellent transport links into the City.

### Features

- Four Bedrooms
- Freehold
- Fully Renovated
- Converted Loft
- Versatile Outbuilding
- Excellent Transport Links



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With a handsome exterior, the property opens onto a double reception room that has been carefully laid out with bespoke cabinetry, shutters and hardwood flooring. To the rear, there is a 16ft kitchen encompassing integrated appliances, solid worktops and a variety of wall and base units. The kitchen opens onto a well maintained rear garden furnished with a decked and lawn area with plant borders and a fully powered outbuilding/office space.

The house is wonderfully balanced over three floors with the first floor offering two double bedrooms and a family bathroom with roll-top bath and walk-in shower. Over the top floor, there are a further two bedrooms and delightful shower room with pocket door.



# Brookbank Road, London, SE13



Total area (approx.): 109.5 sq. m (1,178.7 sq. ft)  
Outbuilding area (approx.): 8.0 sq. m (86.1 sq. ft)  
(Excluding Eaves)