



Braxfield Road SE4  
£430,000

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# In general

- Sold chain free
- two double bedrooms
- Private outdoor space
- Modern finish
- 0.4 miles to Crofton Park & Brockley station
- Over 680 sqf
- Modern bathrooms suite
- EPC: C

# In detail

A wonderful two-bedroom apartment for sale within the St Cyprians Court development on Braxfield Road with demised outdoor space is offered to the market chain free.

This newly refurbished property comprises a bright and spacious open plan kitchen/reception room, two double bedrooms, a modern bathroom suite and a private outdoor terrace space.

Further benefits include double glazing, modern finish throughout, abundance of light, excellent transport links from nearby stations and being sold without onward chain.

Making an excellent purchase for first-time purchasers, the apartment is superbly located approximately just (0.4) miles from Crofton Park Station and Brockley station offering great transport links to London Bridge, London Waterloo, Waterloo East, Charing Cross, Cannon Street and many other locations across the whole of London.

It is also well positioned for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

Early viewings are highly recommended, call the Pedder Brockley Sales Team to arrange a viewing today.

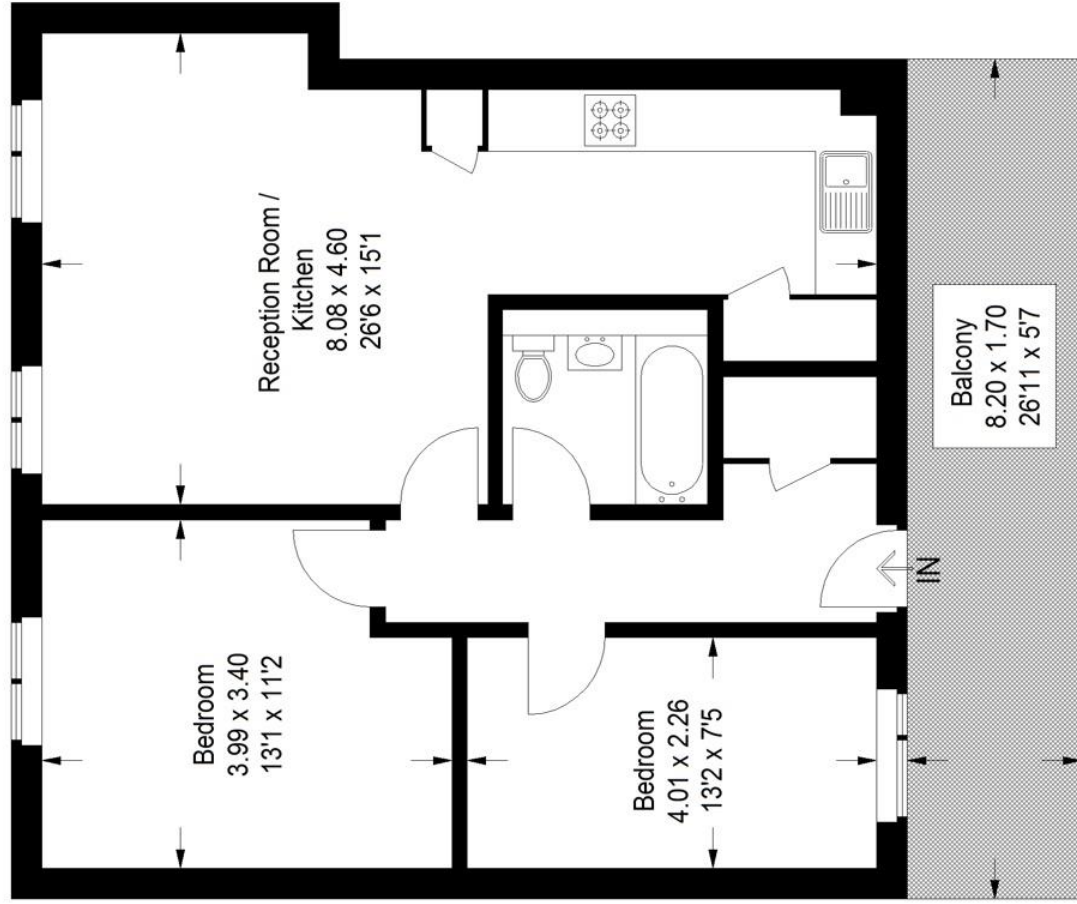
EPC: C | Council Tax Band: C | Lease term remaining: 125 years | GR: Peppercorn | Service Charge: Ad Hoc



# Floorplan

## St Cyprians Court, SE4

Approximate Gross Internal Area  
63.5 sq m / 684 sq ft



## First Floor

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These plans are for representation purposes only  
as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings  
are approximate. Please check all dimensions,  
shapes and compass bearings before making  
any decisions reliant upon them.

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C	75   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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