



Manor Avenue, SE4
Guide £475,000 - £500,000

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In general

- Victorian conversion
- Two double bedrooms
- Modern bathroom suite
- Separate fitted kitchen
- Very large shared garden to the rear
- Excellent location for transport links and local amenities
- Offered chain free
- High ceilings

In detail

** Guide price £475,000 - £500,000 ** A fantastic two bedroom period conversion flat on the highly sought after Manor Avenue within the Brockley Conservation area. Offered chain free.

This property boasts a very spacious separate reception room, two double bedrooms with large windows, a modern bathroom suite, a separate fitted kitchen and a very large shared garden to the rear.

Further benefits include period features throughout, a sympathetic finish, an abundance of natural light, plenty of storage throughout, high ceilings, a steel shed in the garden and so much more.

The property is situated approximately 0.4 miles to Brockley Station, and is close to Crofton Park, St John's, and Ladywell stations, all offering excellent links into London Bridge, Cannon Street, Canada Water and Whitechapel.

This beautiful property is just a short walk from Hilly Fields Park and highly regarded schools, as well as other local amenities including a variety of restaurants, coffee shops, parks and gastro pubs and the historic and much filmed venue, the Rivoli Ballroom.

There are also a variety of independent boutiques and shops, including Crofton Books, along with award winning restaurants and takeaways such as Brockley's Rock providing first-class Fish and Chips, Babur, best of Indian cuisine, and L'Oculto, tapas restaurant and wine bar.

EPC: E | Council Tax Band: C | Lease: 152 Years Remaining | SC: £210 | GR: £10 | BI: £380

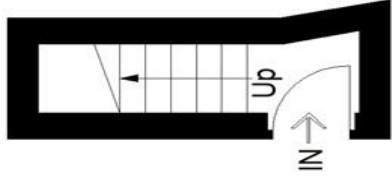


Floorplan

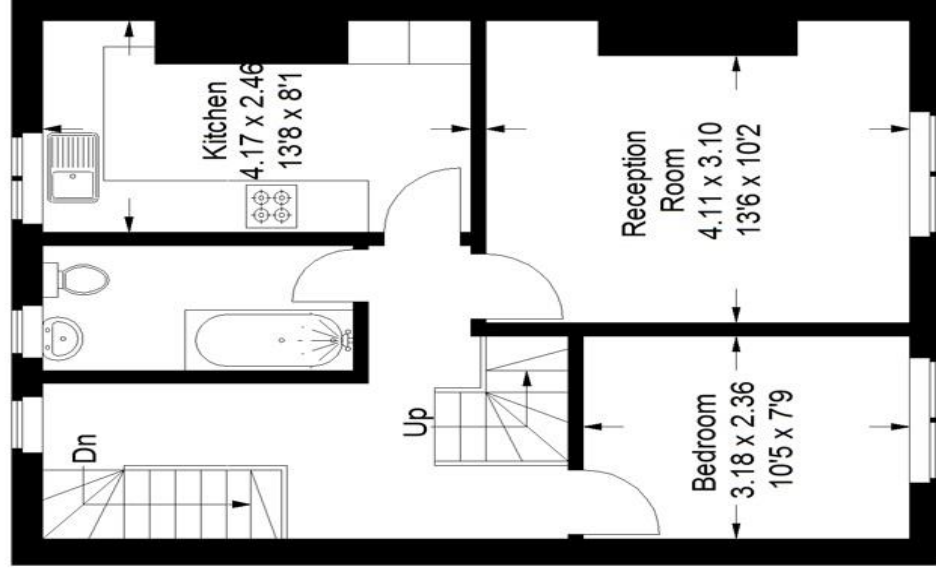
Manor Avenue, SE4

Approximate Gross Internal Area
(Excluding Eaves)

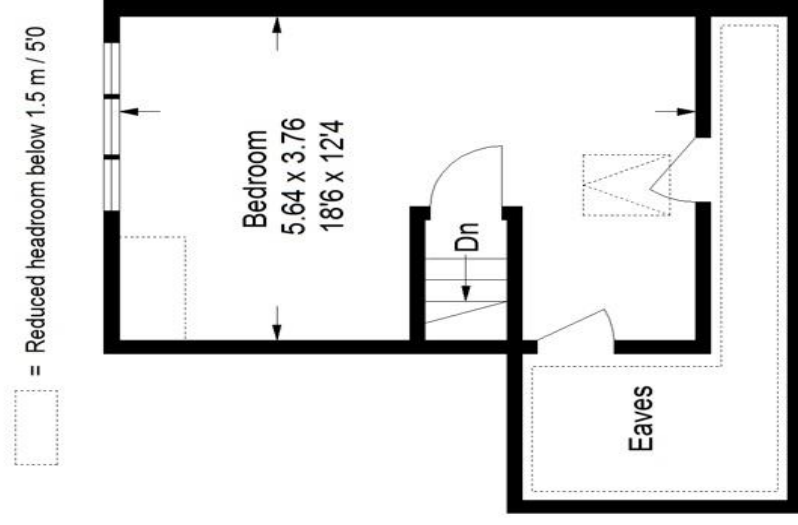
74.9 sq m / 806 sq ft



First Floor



Second Floor



Third 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
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	49 E	
21-38	F		
1-20	G		

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