



Brockley Rise, SE23  
£550,000

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# In general

- Private garden
- Two en-suite double bedrooms
- Chain free
- New lease - 125 Years
- Large, open-plan kitchen with bi-fold doors
- Close to Honor Oak Park and Crofton Park station
- Private entrance
- Ideal investment or first-time purchase
- Split-level
- Near to Blythe Hill Fields

# In detail

Offered to the market chain-free, this spacious two double bedroom, split level flat for sale on Brockley Rise has a stunning private, patioed-rear garden.

This property comprises a spacious, open-plan, kitchen-diner, freshly decorated with bi-fold doors leading out to a secluded, 22ft private rear garden.

Further benefits include over 900 sqf, two en-suite double bedrooms, split level space, separate utility cupboard, and private entrance.

Ideally located approximately just 0.3 miles from Honor Oak Park Station and only 0.5 miles from Crofton Park Station, the fantastic location makes it easy for commuting or trips to Central London with regular services on the Overground and National Rail. Bus services also run regularly close by.

Local amenities are also close by including a variety of restaurants, gastro pubs, coffee shops and parks in close-by Honor Oak Park, Crofton Park and Brockley.

This property makes an ideal investment or as the perfect first-time buy for anybody wanting to get onto the property ladder.

Early viewings are highly recommended, call the Pedder Brockley sales team to arrange a viewing today on 0207 781 9888.

EPC: C | Council Tax Band: C | Lease: 125 years | SC: Ad Hoc | GR: Peppercorn



# Floorplan

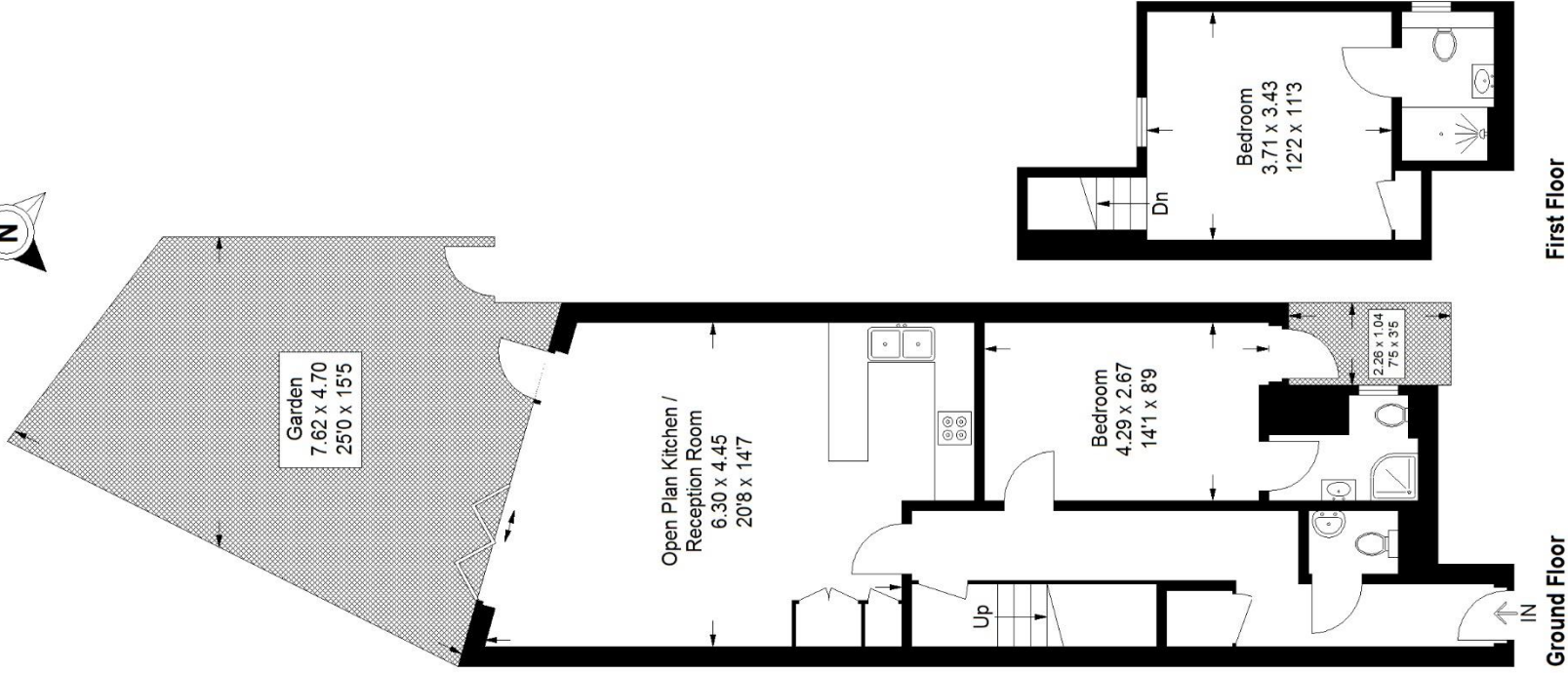
## Brockley Rise, SE23

Approximate Gross Internal Area

Ground Floor = 65.4 sq m / 704 sq ft

First Floor = 18.5 sq m / 199 sq ft

Total = 83.9 sq m / 903 sq ft



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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		
39-54	E		
21-38	F		
1-20	G		
		76   C	82   B

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