



Breakspears Road, SE4
Guide £550,000 - £575,000

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In general

- Stunning period building
- Within Brockley conservation area
- Three bedrooms
- Direct access to communal garden
- Over 1,080 Sq ft
- Close to transport links
- Separate office/studio
- Offered chain free
- EPC: E
- Separate fitted kitchen

In detail

****Guide £550,000 - £575,000**** A simply stunning, three bedroom, lower ground floor apartment for sale on the very popular Breakspears Road, with direct access to a large, shared garden and over 1080sq ft of internal space.

Situated on a beautiful, tree-lined street in the Brockley conservation area, the property comprises a 21ft reception room complete with bay window, fitted kitchen, modern bathroom and three bedrooms, two of which offer built-in storage.

The property is very well presented. It benefits further from a bonus room, which is accessed separately from the apartment and is immediately about the third bedroom. This would be great as an office/work from home space/studio etc. It comes, too, with freeholder consent to create a split level room with its own staircase.

The property is situated approximately 0.5 miles from Brockley station and 0.3 miles from St Johns station offering excellent links into London Bridge, Cannon Street, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also a short distance from the DLR station in Deptford Bridge.

There is an array of restaurants, coffee shops, parks, schools and gastro pubs nearby. Offered chain free.

Call the Pedder Brockley sales team to arrange a viewing today.

EPC: E | Council Tax Band: A | Lease: 106 Years Remaining | SC: £5,000 | GR: £250 | BI: Incl. in SC



Floorplan

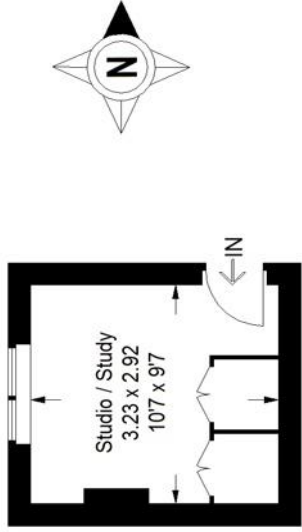
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Approximate Gross Internal Area

Lower Ground Floor = 92.4 sq m / 995 sq ft

Raised Ground Floor = 9.8 sq m / 105 sq ft

Total = 102.2 sq m / 1100 sq ft



Terrace

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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		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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