



Comerford Road, SE4 2AX

£400,000

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We live local



In General

- Private south-facing outdoor space
- Two double bedrooms
- Lease extended upon completion
- Close proximity to Crofton Park & Brockley Train Station
- South facing aspect
- Chain free
- Great local facilities and eateries
- EPC: C
- Perfect first time purchase

In Detail

A well-presented two-bedroom apartment for sale in a modern development on Comerford road with a private south facing balcony.

This stunning property comprises a bright and spacious open plan kitchen/reception room, two bright double bedrooms with south facing aspect, a modern bathroom suite and a private south-facing balcony.

Further benefits include double glazing throughout, modern, high-standard finish, excellent transport links and close proximity to local shops and cafes.

This property is ideally located approximately just (0.3) miles from Crofton Park Station and just (0.7) miles from 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 very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

The property is offered chain free.

Viewings are highly recommended, call the Pedder Brockley sales team to arrange a viewing today.

EPC: C | Council Tax Band: C | Lease: 91 Years Remaining | SC: Ad hoc | GR £250 | BI: TBC

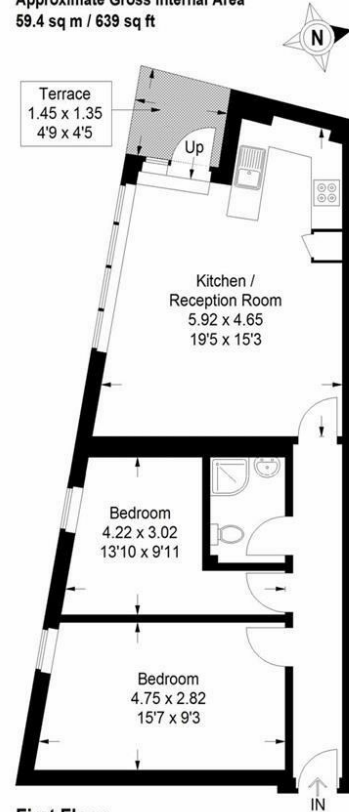
EPC: C | Council Tax Band: C



Floorplan

Comerford Road, SE4

Approximate Gross Internal Area
59.4 sq m / 639 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	81
EU Directive 2002/91/EC			

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