



Braxfield Road, SE4 2AW

£420,000

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We live local



## In General

- Two double bedrooms
- Spacious open plan kitchen/reception room
- Modern bathroom suite
- Private outside space
- Newly refurbished
- Offered chain free
- Close to excellent transport links and local amenities
- Modern finish throughout

## In Detail

A fantastic two-bedroom apartment for sale on Braxfield Road, offered to the market chain free.

Set on the top floor, this newly refurbished property offers 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 so much more.

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: B | Lease: 125 Years Remaining | SC: TBC | GR: £0 | BI: TBC

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# Floorplan

## St Cyprians Court, SE4

Approximate Gross Internal Area  
52.1 sq m / 561 sq ft



**Third Floor**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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