



Breakspears Road, SE4 | £475,000

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In General

- First floor period conversion
- Offered chain free
- Over 790 sq ft
- Private section of rear garden
- Large reception room complete with fireplace
- Two bedrooms
- Family bathroom suite
- Close to excellent transport links and local amenities

In Detail

A spacious two bedroom apartment with great potential on the sought-after Breakspears Road, set within the Brockley conservation area. Offered chain free.

This period conversion is on the first floor and offers over 790 sq ft and comprises a large reception room complete with fireplace, a separate kitchen, a family bathroom suite, a very generously sized master bedroom, another bedroom to the rear and a private section of the rear garden.

Further benefits include an extended lease, an abundance of natural light, large sash windows, high ceilings, built in storage and so much more.

This property is situated approximately just 0.4 miles to Brockley station, and with Crofton Park, St John's and Ladywell stations all nearby, there are excellent transport links into London Bridge, Highbury & Islington and many other locations.

It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes, gastro pubs and is nearby the popular Hilly Fields Park.

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

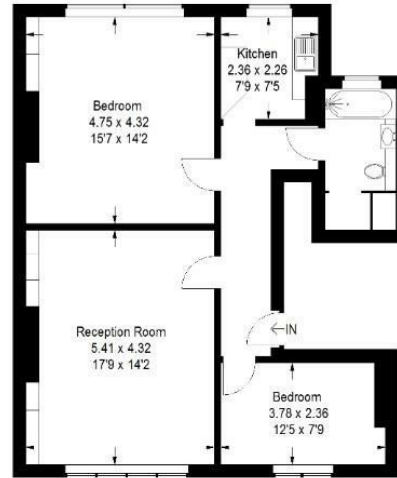
EPC: D | Council Tax Band: C | Lease: 146 Years Remaining | SC: £150 | GR: Peppercorn | BI: £151.59



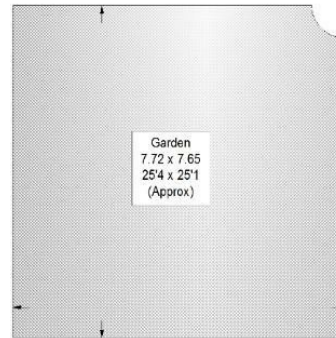
Floorplan

Breakspears Road, SE4

Approximate Gross Internal Area
74.1 sq m / 798 sq ft



First Floor



Ground Floor

(Not Shown In Actual
Location / Orientation)

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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			
102 plus) A			80
81-101) B			
69-80) C			
55-68) D		62	
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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