



Malpas Road, SE4 | £400,000

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# In General

- One double bedroom period conversion
- Private south facing rear garden
- Charming front garden
- Great finish throughout
- Spacious reception room
- Separate fitted kitchen
- Modern bathroom suite
- Close to excellent transport links and local amenities
- Share of freehold
- Offered chain free

# In Detail

A well finished one double bedroom apartment with private south facing garden on the popular Malpas Road. Offered chain free.

This period conversion offers approximately 470 sq ft and comprises a large reception room, a stylish fitted kitchen, a modern bathroom suite, one double bedroom and a fantastic south facing private rear garden.

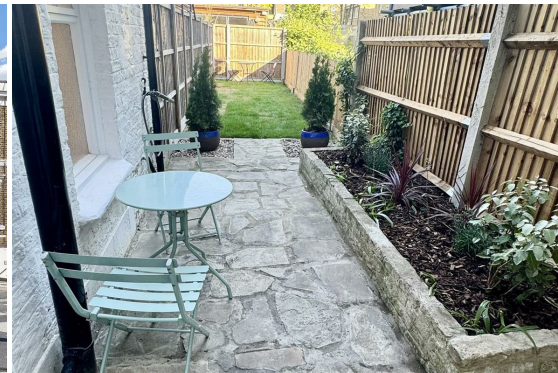
Further benefits include a fantastic finish throughout, share of freehold, an abundance of natural light, plenty of storage your own front door, large windows, charming front garden and so much more.

The flat is brilliantly located approximately just 0.6 miles from Brockley Station and New Cross Station, offering great transport links to London Bridge, London Waterloo, Waterloo East, Charing Cross, Cannon Street, Shoreditch, Dalston and many other locations across the whole of London.

It is also well positioned for access to various local amenities including a number of parks such as Hilly Fields and Telegraph Hill Park, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

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

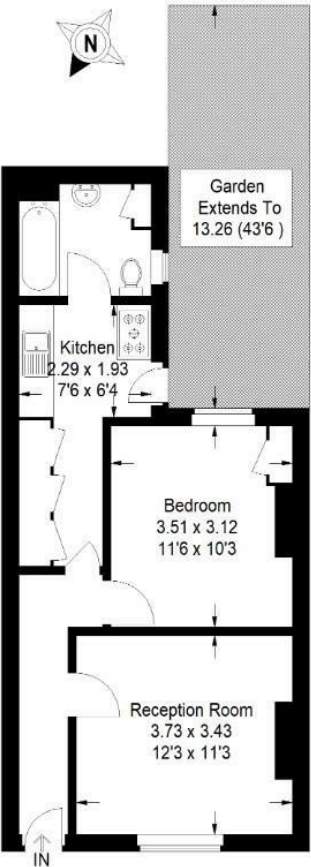
EPC: D | Council Tax Band: B | Lease: 979 years remaining | SC: As and When | GR: £100 | BI: £39.77 pcm



# Floorplan

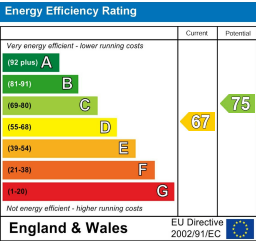
## Malpas Road, SE4

Approximate Gross Internal Area  
43.7 sq m / 470 sq ft



### Basement

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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.



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