

Malpas Road, SE4  
£250,000

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# In general

- Open plan kitchen/ reception room
- Modern bathroom suite
- Communal courtyard and cycle storage
- Modern finish throughout
- High ceilings
- Large windows
- Abundance of light
- Unique mezzanine bed
- Excellent transport links
- Chain free

# In detail

A superb one-bedroom flat for sale on Malpas Road offered to the market chain free.

This property comprises a light and airy open plan kitchen/reception room, one double bedroom, a modern bathroom suite and a communal courtyard.

Decorated in a modern style, the living space features high ceilings and large windows - a legacy of the building's Victorian pub origins.

The bedroom has been enhanced with the installation of a unique loft-style mezzanine bed with integrated lighting, storage and power. Built in birch ply to a custom specification, this bespoke fixture includes fitted wardrobes and a workspace bathed in natural light.

Further benefits include double glazing, communal cycle storage, excellent transport links from nearby stations and being sold without onward chain.

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.

Early viewings are highly recommended, call the Pedder Brockley Sales Team to arrange a viewing today.

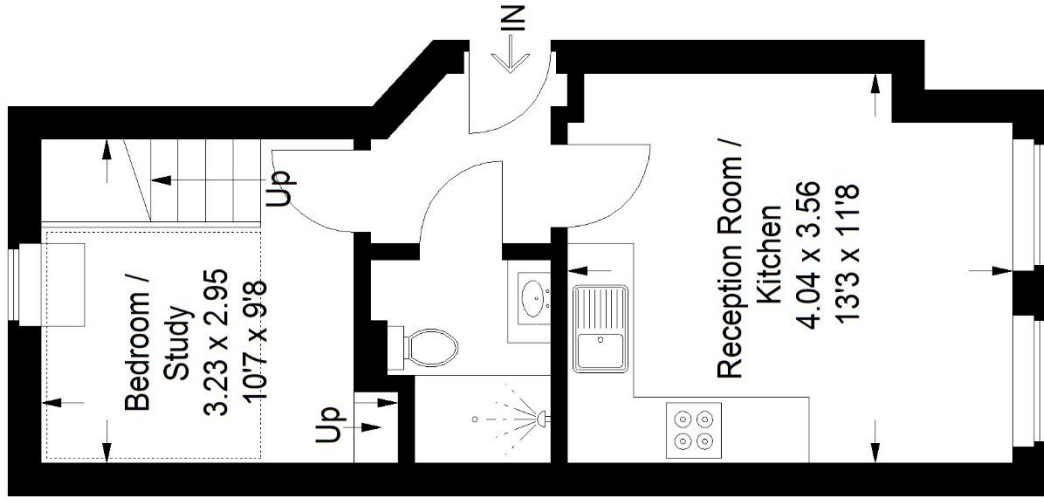
EPC: D | Council Tax Band: B | Lease: 87 years remaining | GR: £250 | SC: £155 pcm | BI: Inc in SC



# Floorplan

## Indigo House, SE4

Approximate Gross Internal Area  
29.0 sq m / 312 sq ft



### Ground 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

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