



Wickham Road, SE4  
£550,000

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# In general

- Two double bedrooms
- Share of freehold
- Very spacious reception room complete with bay window
- Separate fitted kitchen
- Modern bathroom suite
- Communal garden
- Period features including sash windows and high ceilings
- Close to excellent transport links and local amenities

# In detail

A fantastic two double bedroom maisonette for sale on the sought after Wickham Road situated within the Brockley Conservation Area.

This fantastic Victorian conversion offers over 875 sq ft and comprises a very spacious reception room complete with bay window and fireplace, separate fitted kitchen, modern bathroom suite, two double bedrooms and a communal garden.

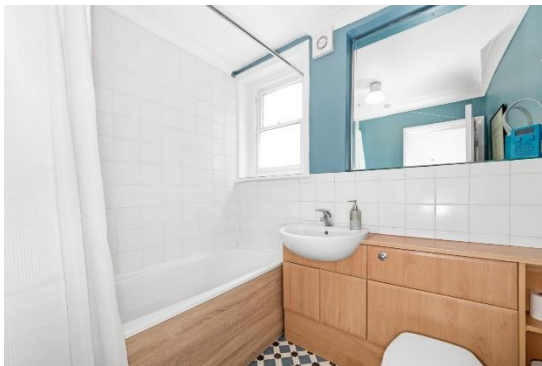
Further benefits include a nice finish throughout, a share of freehold, an abundance of natural light provided by large sash windows, plenty of storage, wooden flooring, high ceilings and so much more.

This property is situated approximately just 0.3 miles to Brockley station and with Crofton Park, St Johns, Lewisham station & DLR all close by, 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 you have Hilly Fields Park just a short walk away. There are also popular schools in the area.

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

EPC: D | Council Tax Band: C | Lease: 976 Years Remaining | SC: £0 | GR: £0 | BI: £200 pcm



# Floorplan

**Wickham Road, SE4**

**Approximate Gross Internal Area  
83.1 sq m / 894 sq ft**





## Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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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		 B
69-80	C		
55-68	D	 D	
39-54	E		
21-38	F		
1-20	G		

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