



Brockley Park, SE23  
Guide Price £575,000-£600,000

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# In general

- An incredibly spacious reception room
- Two double bedrooms
- Modern fitted kitchen
- Beautiful 82ft private rear garden
- Off-street parking/driveway
- Working fire place
- Planning permission for home office at rear of garden
- 0.6 miles from Honor Oak Park station

# In detail

An excellent two-bedroom apartment for sale with a beautiful 82ft private rear garden on the very popular Brockley Park.

This wonderful property comprises two double bedrooms, modern fitted kitchen, bathroom suite, an incredibly spacious reception room with french doors leading directly on to the glorious private rear garden. The property benefits further from a 149 year lease, working fire place, an abundance of light, off-street parking/driveway, planning permission for home office at rear of garden, side access, plenty of storage and so much more.

Located approximately just 0.6 miles from Honor Oak Park station, this house offers excellent transport links into London Bridge, Canada Water, Victoria, Waterloo, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including the popular Blythe Hill Fields, a variety of restaurants, coffee shops, gastro pubs, cafes. Call the Pedder Forest Hill sales team to arrange a viewing today.

EPC: D | Council Tax Band C | Lease: 149 years remaining | SC: £0 | GR: Peppercorn | BI: TBC



# Floorplan

## Brockley Park, SE23

Approximate Gross Internal Area  
82.8 sq m / 891 sq ft



 = Reduced headroom below 1.5 m / 5'0"



### 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		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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