

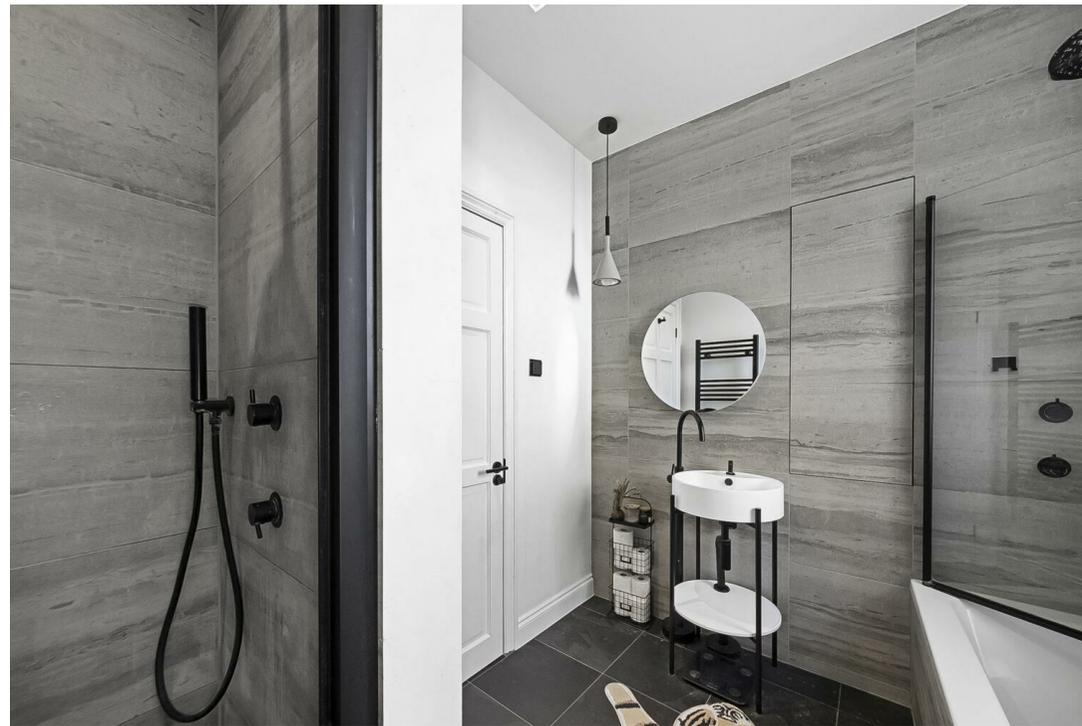


Brockley Rise, SE23 | £450,000

02087029444

foresthill@pedderproperty.com

pedder
We live local



In General

- Guide Price £450,000-£475,000
- Chain free
- Private roof terrace
- Kitchen/dining room
- Large reception room
- Close to transport links
- Two bedrooms
- Utility room
- Private entrance

In Detail

Guide Price £450,000-£475,000. A wonderful two-bedroom period maisonette for sale on the popular Brockley Rise with a large private roof terrace. Offered chain free.

This wonderful property comprises a large open-plan kitchen/dining room, separate front reception room, two bedrooms, a modern bathroom suite with walk-in shower, utility room, and a large private roof terrace. Further benefits include a private entrance, additional WC, plenty of storage, an abundance of light, and so much more.

The property is situated approximately 0.6 miles from Forest Hill station, 0.7 miles to Honor Oak Park station, and 0.8 miles to Catford and Catford Bridge stations, offering excellent transport links to London Bridge, Canada Water, Victoria, Waterloo, Whitechapel, Highbury & Islington, and many other locations. It is also just a short walk from various local amenities, including the popular Blythe Hill Fields, a variety of restaurants, coffee shops, gastropubs, and cafés.

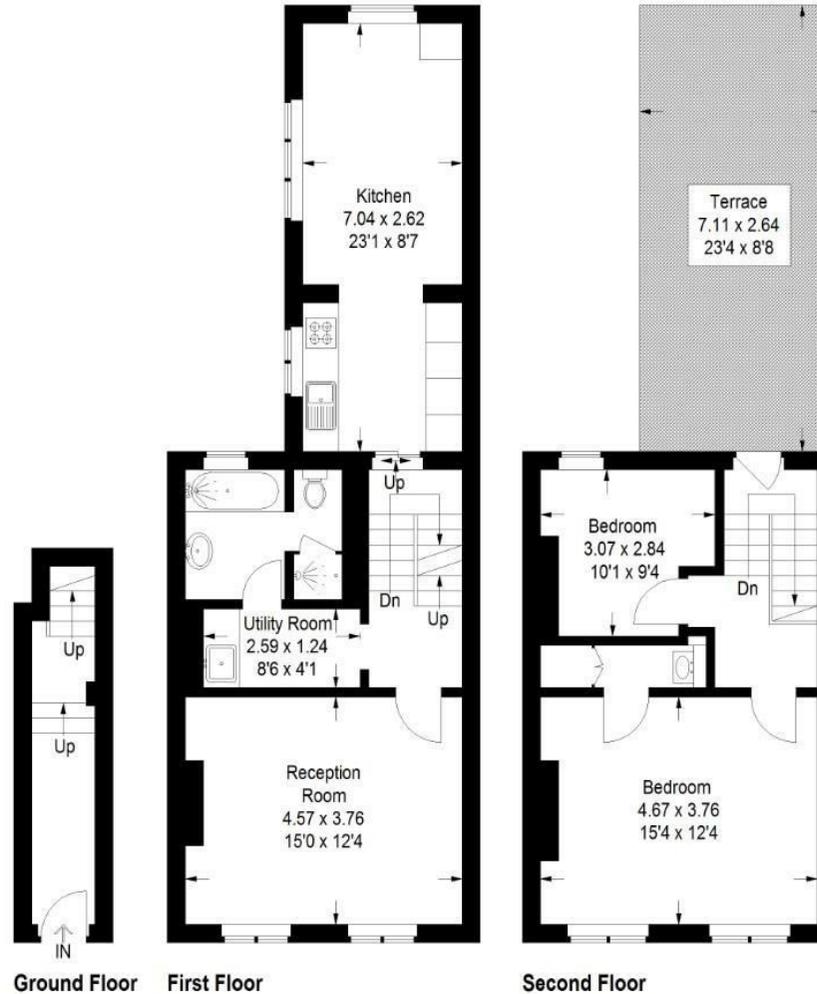
Viewings are highly recommended; call the Pedder Forest Hill sales team to arrange a viewing.

EPC: | Council Tax Band: C | Lease: 116 years remaining | SC: Nil | GR: £200 pa | BI: £430 pa



Floorplan

Brockley Rise, SE23
 Approximate Gross Internal Area
 94.8 sq m / 1020 sq ft



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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	
Very energy efficient - lower running costs	Current
102 plus) A	63 73
(61-91) B	
(49-60) C	
(35-48) D	
(29-34) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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