



All enquiries Ref: James Paterson



- Freehold two floor end terrace house requiring modernisation
- Full vacant possession

Location:

The property is situated on Courtrai Road, between its junctions with Brockley Road and Grierson Road in highly desirable residential street between Crofton Park & Honor Oak Park stations. Further transport is provided by a network of local bus services serving the surrounding vicinity with road links include the A2217 and A205 South Circular Road, offering easy access across South East London. Shopping amenities can be found locally within Crofton Park, featuring independent cafés, shops, and the Brockley Jack Theatre, with an extensive range of shops, bars, and restaurants available in nearby Honor Oak Park and Brockley. Recreational pursuits can be found locally at the open spaces of Hilly Fields and Blythe Hill Fields, both beloved community green spaces providing panoramic views, walks, and leisure facilities

Description:

Freehold end terrace house arranged over ground and first floors requiring modernisation. Potential for loft conversion and rear extension STPP.

Accommodation:

First floor: Three bedrooms, bathroom, separate WC, landing
 Ground floor: Two reception rooms, kitchen, entrance hallway
 Outside: Front yard and rear garden

**Gross Internal Area GIA:**

Approximately 98.3 sq m (1,058 sq ft)

EPC rating: E**Council Tax Band:** D**Potential:**

The property may be suitable for loft conversion and rear extension to provide additional accommodation subject to planning permission and consents. Prospective purchasers must rely on their own enquiries in this respect.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

