



Tyrwhitt Road, SE4 1QG

£335,000 Leasehold

This chain, free top floor 1 bedroom flat located within the sought-after Brockley Conservation area is available with a section of the rear garden.

Tyrwhitt Rd is a broad, tree-lined road made up of grand Victorian properties. The property is located a short walk from St Johns Station with services to London Bridge in 8 minutes, Cannon Street in 12 minutes as well as for services into Waterloo and Charing Cross. Elverson Rd & Lewisham DLR stations provide an easy commute to Canary Wharf and Bank as well as Brockley station (Zone 2) being easily accessible from where there are Overground services direct to Shoreditch and then on towards Highbury and Islington.

The neighbourhood is a vibrant, cosmopolitan one popular among young professionals and families. For evening entertainment, you can find most things you need in Brockley itself including restaurants, bars and coffee shops. Restaurants of note include The Gantry (a rustic, French-style restaurant) and the Orchard (a relaxed gastro pub serving craft beers and seasonal menus.). Brockley's Rock is an award-winning fish and chip shop and Jam Circus is a lively place to hang out at the weekend. The Talbot pub opposite offers locally brewed ale as well as a gastro menu. For fresh groceries and a bite to eat, pop along to Brockley market, an award-winning farmers' market held every Saturday. The delightful Hilly Fields is the nearest green space where you'll find tennis courts and a popular café.

Photos

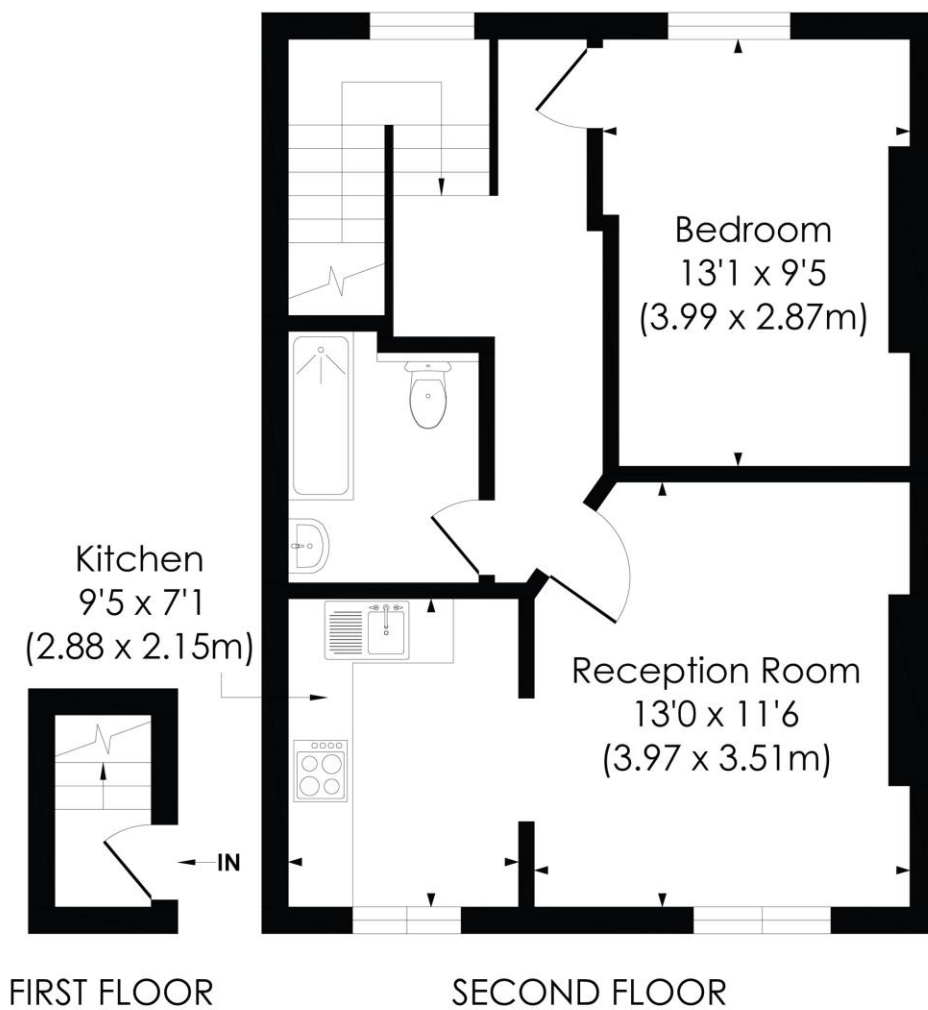


Floor plan

TYRWHITT ROAD, SE4

Approx. Gross Internal Floor Area

515 Sq. ft/47.86 Sq. m

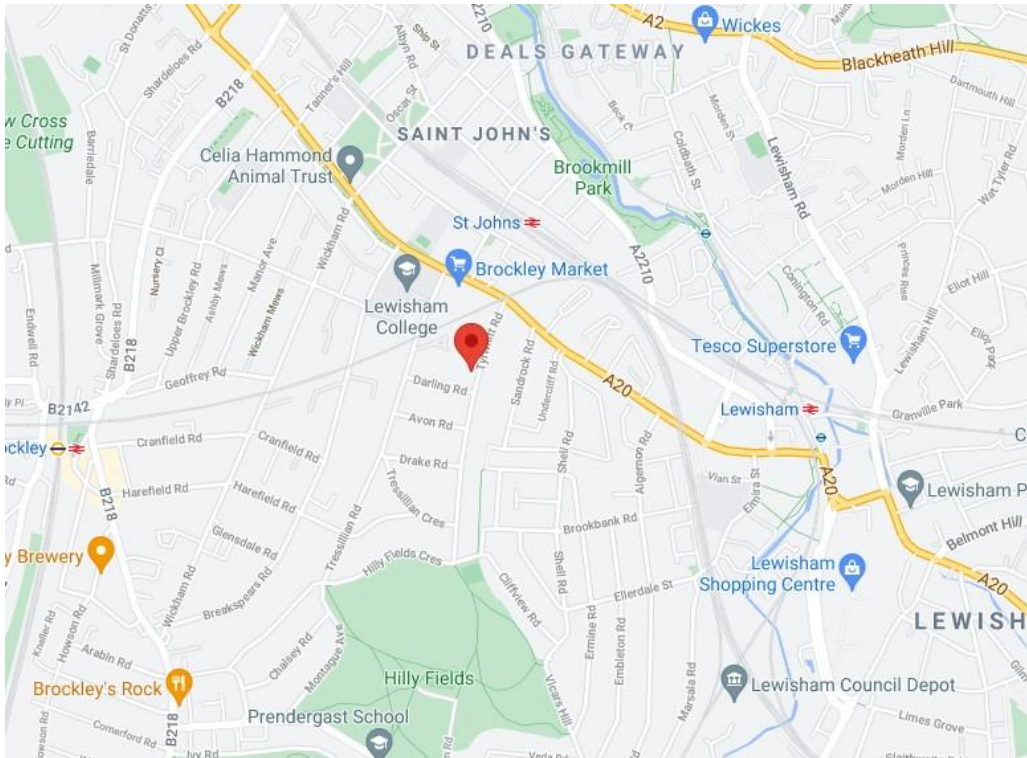


© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

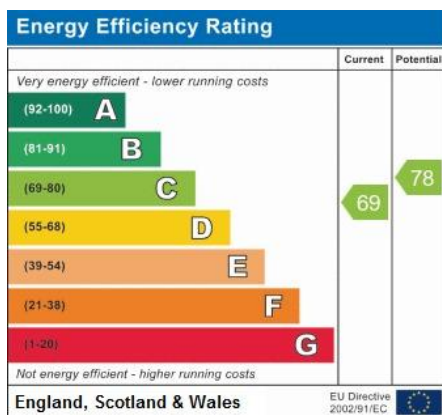


This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Additional Information



Energy Performance Certificate



Property Information

Tenure: Leasehold @ 91 years remaining
 Service charge: TBC
 Ground rent: TBC
 Council Tax: Band



St Johns BR



Elverson Road

Forest Hill Sales

T: 020 8291 9441

E: info@sebastianroche.com | W: s-roche.com



Important information

These sales particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes are not to be relied upon for carpets and furnishings. For fixtures and fittings please refer to the vendor's solicitor's fixtures and fittings form. Ref: