



DUNSTAN HOUSE MALPAS ROAD BROCKLEY
SE4 1DW
PRICE: £299,995 | Leasehold



A well-presented one-bedroom, purpose-built second-floor flat offering an excellent opportunity for both first-time buyers and investors. Ideally positioned within a short walk of Brockley Village, the property enjoys easy access to an array of independent shops, cafés, bars, restaurants, Brockley station, local bus routes and wider transport links. The accommodation includes an entrance hall, a fitted kitchen, a modern shower room, a double bedroom and a bright, comfortable reception room. Further benefits include double glazing, gas central heating and the advantage of no forward chain. Early viewing is strongly advised.

Lease: 89 years remaining
 Ground Rent: £10 per annum
 Service Charge: £1000 per annum
 Local Authority: Lewisham
 Council Tax Band: A

Score	Energy rating	Current	Pote
92+	A		
81-91	B		
69-80	C	69 C	7
55-68	D		
39-54	E		
21-38	F		
1-20	G		

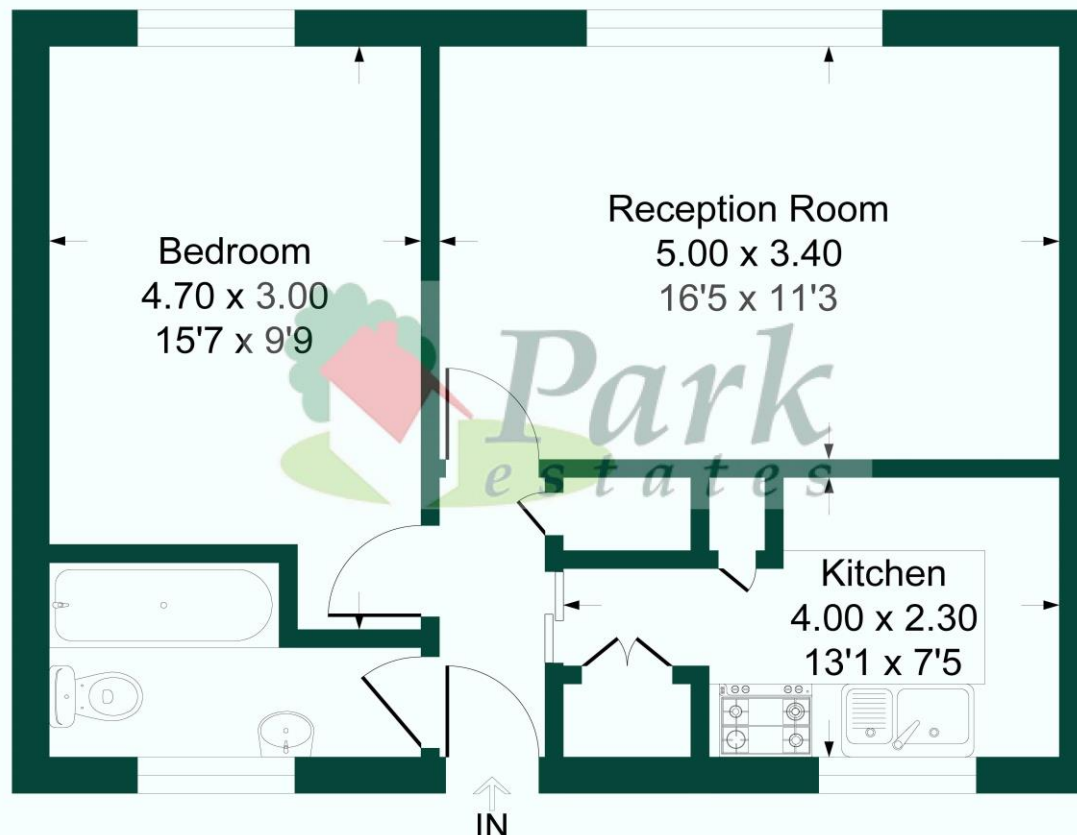


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Dunstan House

Approximate Gross Internal Area = 45.1 sq m / 486 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Planpix

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.