



Adelaide Avenue, SE4 | Offers In Excess Of £400,000

02077819888

brockley@pedderproperty.com

pedder
We live local



In General

- Brockley Conservation Area
- One bedroom period conversion
- Private garden
- Modern kitchen
- Contemporary bathroom suite
- Bright and spacious reception room
- Second floor
- Attractive period features
- Directly across from Hilly Fields
- Close to local amenities

In Detail

A beautifully presented one-bedroom period conversion, ideally positioned on the highly sought-after Adelaide Avenue, within the Brockley Conservation Area and enjoying lovely views across Hilly Fields. The property also benefits from its own private section of the rear garden.

Situated on the second floor, this charming home comprises a bright and spacious reception room with an attractive feature fireplace, a generous double bedroom with built-in wardrobe, a recently renovated kitchen finished to a high standard, and a contemporary bathroom suite.

The property retains a wealth of attractive period features and is flooded with natural light throughout. The private section of the rear garden provides a peaceful outdoor space, while the enviable position directly opposite Hilly Fields makes it easy to enjoy the extensive green open space on the doorstep.

Adelaide Avenue is ideally located for excellent transport links, with Crofton Park station approximately 0.5 miles away, while Brockley and Ladywell stations are both around 0.6 miles away. These provide convenient connections to London Bridge, Highbury & Islington, Waterloo and destinations across London.

The surrounding area is well served by an excellent selection of independent restaurants, coffee shops, cafés and popular gastro pubs, with Hilly Fields offering a wealth of green open space, sports facilities and walking routes just moments away. There is also a choice of highly regarded schools nearby.

Viewings are highly recommended — contact the Pedder Brockley sales team today to arrange an appointment.

EPC: D | Council Tax Band: B | Lease: 148 years remaining | SC: £0 | GR: Peppercorn | BI: £600 pa



Floorplan

Adelaide Avenue, SE4

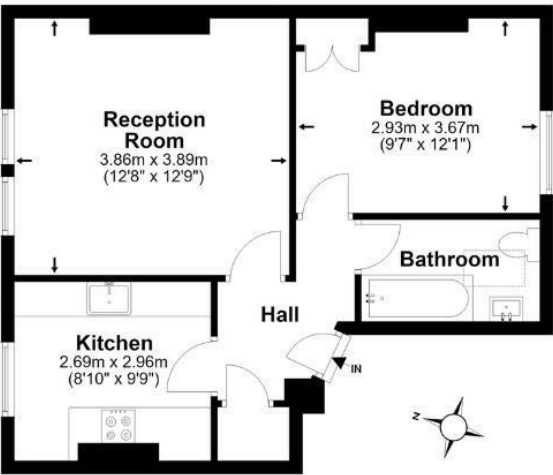
Total* = 44.3 sq. m / 476.9 sq. ft

Second Floor = 44.3 sq. m / 476.9 sq. ft

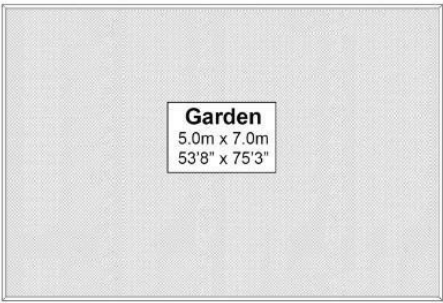
☐ = Reduced head room below 1.5m



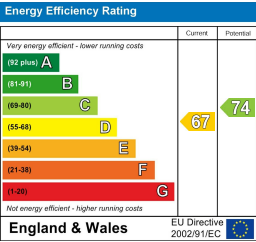
Second Floor



Ground Floor



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.