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## Drakefell Road, London, SE4

Guide Price £500,000 - £550,000

2 1

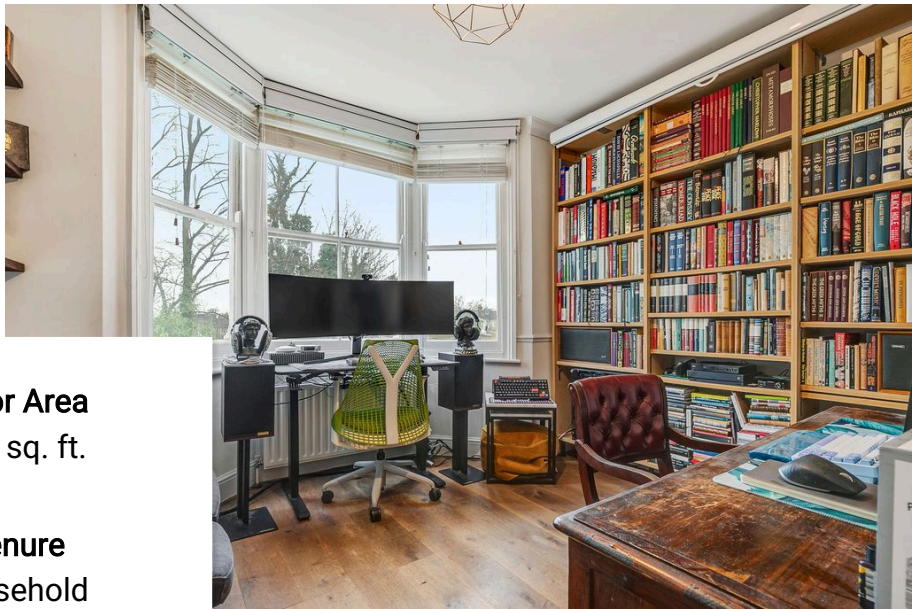


### QUOTE AB0697

Guide Price - £500,000 - £550,000

An exceptional raised ground floor two double bedroom conversion flat positioned in the heart of Brockley. Arriving to market having been upgraded throughout by the current owner, this property would be an ideal home or investment purchase. In the addition to occupying a prime end of terrace corner plot, this property further benefits from a contemporary kitchen, stylish shower room, and also boasts a private rear garden. Brockley Station (Overground) is just 0.4 miles away which offers direct access into London Bridge and West Croydon. The local amenities of Brockley Road are within 0.5 miles, as are the green open spaces of Telegraph Hill Park.





**Floor Area**  
663 sq. ft.

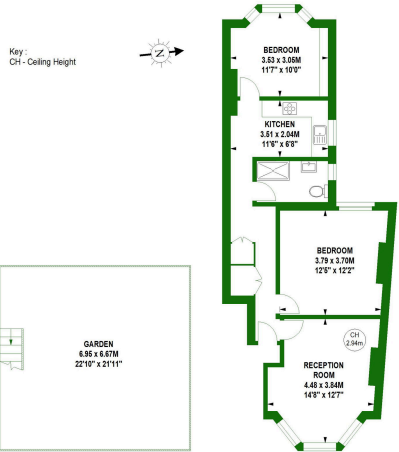
**Tenure**  
Leasehold

**Service Charge**  
£TBC per annum

**Ground Rent**  
£TBC per annum



**Drakefell Road, SE4**  
Approximate gross internal area  
61.59 sq m / 663 sq ft



**Raised Ground Floor**

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient – lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 78        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 52                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient – higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |