



Crofton Park Road, SE4 | Guide Price £400,000

02077819888

brockley@pedderproperty.com

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In General

- Quiet cul-de-sac
- Two bedrooms
- 20ft reception room
- Allocated off street parking
- Close by to Blythe Hill & Ladywell Fields
- Modern kitchen
- An abundance of natural light
- Close to local amenities
- Excellent transport links
- Communal garden

In Detail

**** GUIDE PRICE £400,000 - £425,000 ****A beautifully presented two-bedroom apartment, quietly positioned within a sought-after cul-de-sac and conveniently located for both Crofton Park and Honor Oak Park stations.

Set on the first floor of a well-maintained private development, the property offers well-balanced accommodation throughout, including two generous bedrooms, a contemporary bathroom suite, a recently modernised kitchen complete with integrated fridge-freezer and dishwasher, a quartz worktop as well as under cabinet lighting, and an impressive 20ft reception room filled with natural light, providing an excellent space for both everyday living and entertaining.

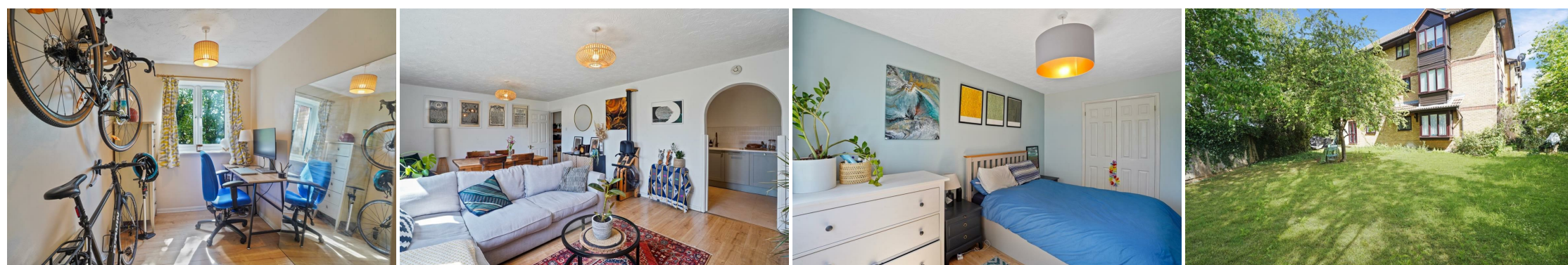
The apartment further benefits from attractive views across the adjoining sports grounds, allocated off-street parking, and access to beautifully maintained communal gardens, all contributing to the calm and welcoming feel of the development.

Ideally situated just 0.4 miles from Crofton Park station and 0.6 miles from Honor Oak Park station, with Ladywell and Catford stations also within easy reach, the property is exceptionally well connected, offering direct links into London Bridge, Waterloo, Blackfriars, Canada Water, Clapham Junction, Victoria, Charing Cross, Whitechapel, Highbury & Islington, and beyond.

The open green spaces of Blythe Hill Fields are moments away, known locally for their far-reaching views across London and popular play park. Hilly Fields and Ladywell Fields are also nearby, alongside a wide selection of independent cafés, restaurants, and well-regarded gastro pubs.

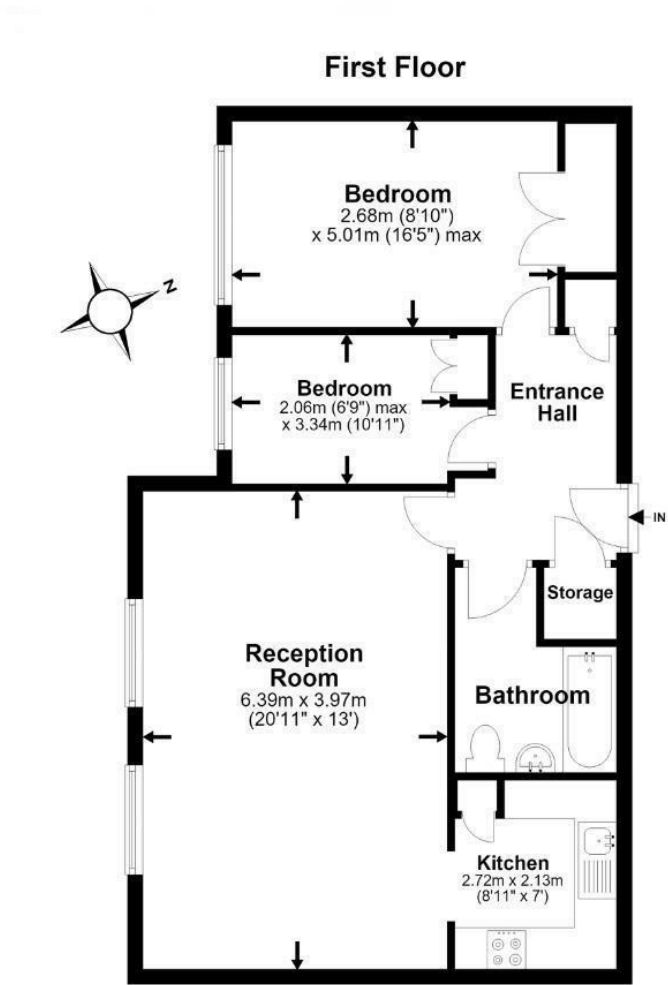
Please contact the Pedder Brockley sales team to arrange a viewing.

EPC: C | Council Tax Band: C | Lease: 153 years remaining | SC: £2,112 pa | GR: £0 | BI: Incl. in SC

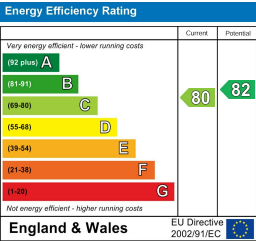


Floorplan

Ladywell Heights, SE4
Total = 65.38 sq. m / 704.0 Sq. ft



*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.



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