

MUNDAY'S

Tressillian Road, Brockley

£650,000



Architecturally-treated Victorian split-level conversion apartment of 923 square feet, incorporating a converted loft, within Brockley Conservation Area. Tressillian Road is of the pretty, residential, tree-lined variety. Parking is unrestricted, on the street.

Your new three bedroom (two doubles, one single) home has so much going for it – including a beautiful bay window to your front room (all your windows are new timber sash ones), good storage, end grain oak parquet flooring, a new boiler, column radiators, and a neutral decorative scheme. The building's roof has recently been redone, too.

Find the flat in a truly great spot, just 30 seconds from beautiful Hilly Fields, and 10 minutes by foot from Brockley, Crofton Park and St Johns rail stations. Ladywell Station and Lewisham station are also within walking distance.

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= Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
 GROUND FLOOR ENTRANCE = 23 sq ft / 2.14 sq m
 FIRST FLOOR = 704 sq ft / 65.40 sq m
 SECOND FLOOR (Excluding Eaves Storage) = 196 sq ft / 18.02 sq m
 (Eaves Storage) = 167 sq ft / 15.51sq m
 Total = 923 sq ft / 85.75 sq m



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. (ID357409)