

# VICIS NOVA



Upper Brockley Road, SE4  
£800,000



Upper Brockley Road has a comfortable and timeless feel, largely populated with elegant three and four-storey Victorian Townhouses.



Comprising the lower half of a classic four storey Victorian Townhouse, on the west side of a peaceful tree-lined residential street in the Brockley Conservation Area, this split-level two bedroom maisonette has been tastefully refurbished to a very high standard. With its own front door, a private 126-foot rear garden and within five minutes' walk of Brockley station, it has plenty of attributes.



The property is approached via a small front garden, with the front door opening to an entrance hall and thereby, on the left, to a spacious reception room. With solid oak flooring, built-in cupboards and bookshelves, modern vertical radiator, Farrow & Ball paintwork, and retaining the original fireplace and large sash window, the space is light-filled, comfortable and peaceful.

Next on the left is a big open plan kitchen / diner, with solid wood floors, high quality fitted kitchen units and appliances and with wide bifold doors providing a lovely outlook and access to the gorgeous rear garden. Lots of scope for Al Fresco dining and indoor/outdoor entertaining.

Also on the ground floor is a stylish three-piece bathroom, recently fully re-fitted and nicely specified.

Out into the main garden, which extends to 126ft, is west facing and beautifully landscaped. It has a very useful large garden shed at the far end and the layout and planting have been designed to be both interesting and easily maintained. In much of London, gardens of this size and privacy are a real rarity and its peace and tranquillity are rather special.

Back inside and heading upstairs, there are two comfortable double bedrooms, both light and airy, with large sash windows and vertical radiators. The principal bedroom is finished in a stylish dusky pink with a gorgeous outlook to the period homes opposite. The rear double bedroom enjoys lovely garden views and can comfortably serve as a home office, nursery or guest bedroom.

The property is held on a 999 year leasehold basis, and also benefits from a share of the freehold in the overall Townhouse, the freehold interest being jointly owned with the occupier of the upper two floors.

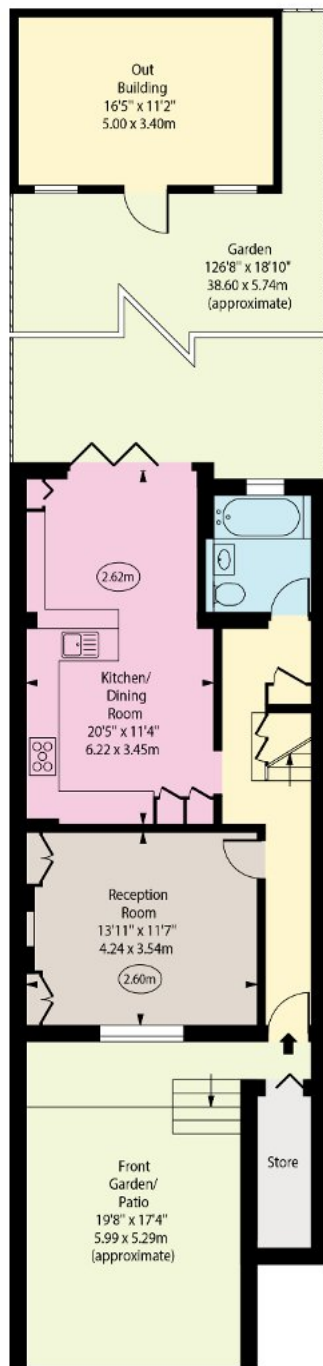




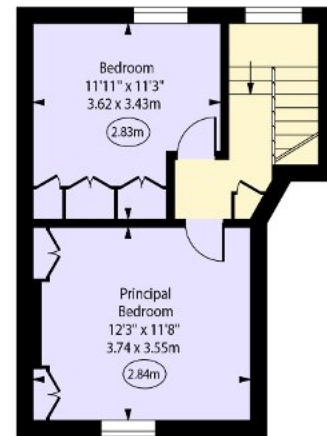
Upper Brockley Road,  
Brockley, SE4



○ - Ceiling Height



Ground Floor



First Floor

Approx Gross Internal Area 918 Sq Ft - 84.35 Sq M  
(Excluding Out Building & Store)

Out Building Area 183 Sq Ft - 17.00 Sq M

For Illustration Purposes Only - Not To Scale

## Property Details

Split-level Victorian garden maisonette  
Two double bedrooms  
Contemporary three-piece bathroom  
Spacious kitchen/diner with bifolds to garden  
Tastefully-designed interiors  
126 foot private garden with shed  
Farrow & Ball paintwork  
Original period features:  
Sash windows, fireplaces, cornicing  
Private entrance, own front door  
Close to local amenities and transport links

Approx. 918 sqft / 85.3 sqm

EPC Rating: D

Tenure: Share of Freehold

Remaining Lease Term: 992 years

Service Charge: £Ad Hoc per annum

Ground Rent: £0 per annum

Council Tax Band: C

London Borough of Lewisham



## LIFE ON UPPER BROCKLEY ROAD

### *What's it like living in the Brockley Conservation Area?*

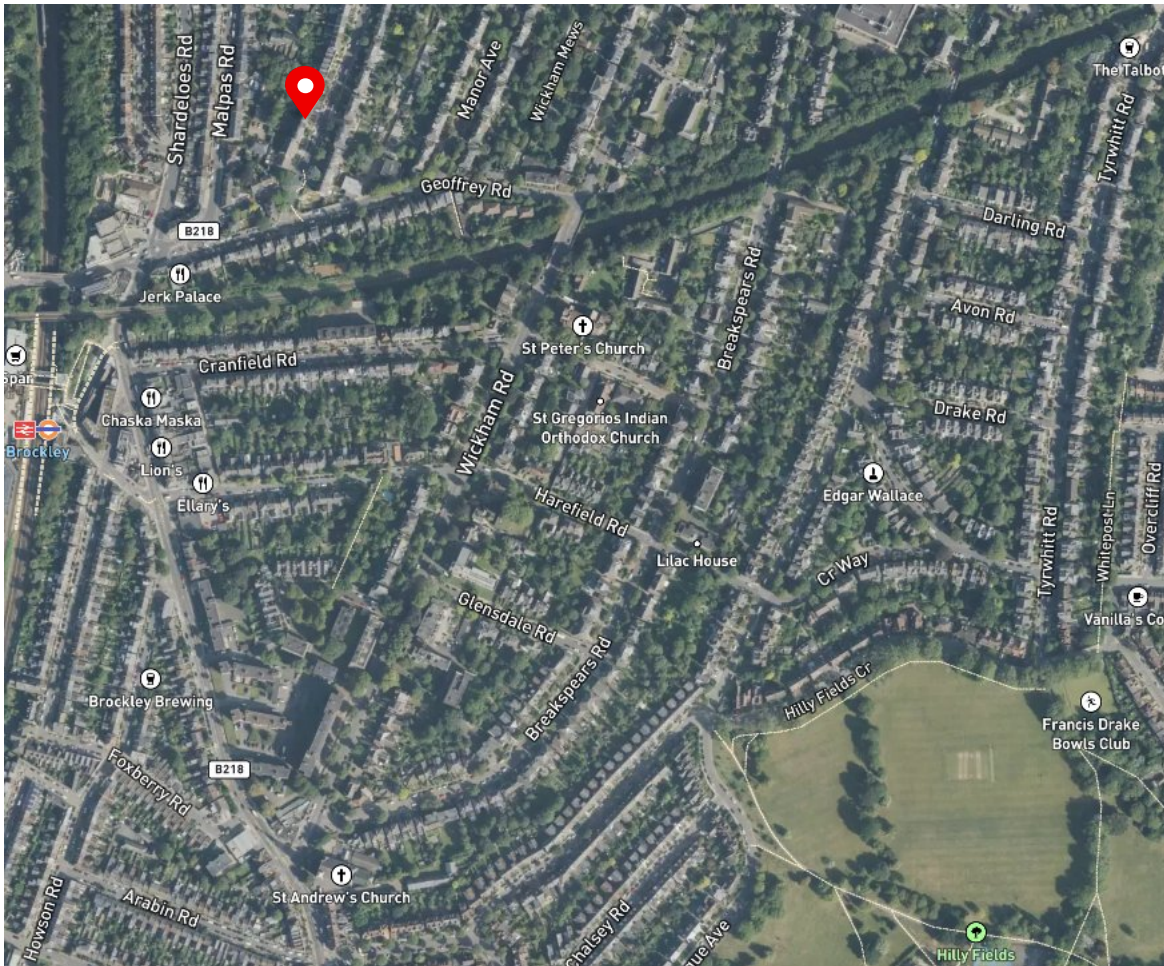
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The Brockley Conservation area is highly sought-after and for good reason. Developed in the mid to late 19<sup>th</sup> Century, the substantial houses were built in a variety of complementary architectural styles each side of wide verdant streets. The area is tranquil, leafy and has a feeling of period grandeur, with attractive architectural detailing and a sense of overall cohesion.

Parking on Upper Brockley Road is unrestricted and Brockley Station (Zone 2 and 5 minutes walk) is just two stops from London Bridge. Deptford Bridge DLR is a 15 minute walk away and St John's and New Cross stations are also within easy walking distance, offering plenty of transport options.

Hilly Fields, a lovely Victorian park, is a short walk away, as are the many excellent coffee shops, eating and drinking venues and shopping options in the heart of Brockley. These include coffee shops such as Browns of Brockley, Yumé and Good as Gold, delicious eating options (Mauby, Cantinera, The Talbot and Sundae) and, to enjoy a drink, venues such as Joyce, Brockley Brewery and Skehans (voted Best Pub in London by Time Out in 2023).

For some local shopping therapy, Jones of Brockley, Salhouse Bottles and Gently have much to offer and, every Saturday between 10am – 2pm, there's the award-winning Brockley Market, with lots of fresh produce and delicious street food.





Would you like further  
information or to book a  
private viewing?  
Let's talk.

James D Neicho

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Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

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