



Arabin Road, SE4 | Guide Price £1,050,000

02077819888

brockley@pedderproperty.com

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In General

- Guide price £1,050,000 – £1,100,000
- Beautiful three double bedroom Victorian house
- Offered chain free
- Spacious separate reception room, complete with bay window
- Luxurious kitchen/diner with Miele appliances and underfloor heating
- Close to excellent transport links and local amenities
- Private rear garden with a studio equipped with air conditioning
- Potential to extend STPP
- Two modern bathrooms
- Provides over 1,450 sq ft

In Detail

Guide price £1,050,000 – £1,100,000. An incredible three-double-bedroom Victorian family house for sale on the very popular Arabin Road. Offered chain free.

Situated on the sought-after Brockley Ladder, the property is finished to an excellent standard throughout and extends to over 1,450 sq ft.

The ground floor features a luxurious interior designed open-plan kitchen/dining room with Miele appliances and underfloor heating, making it the perfect place to entertain. To the front is a very spacious separate reception room boasting a bay window. The rear extension includes a delightful sun room and bathroom, while also providing access to a beautiful private rear garden with a studio which is built with air conditioning and electrics which is perfect for working from home and a shed.

The first floor offers three double bedrooms and a family bathroom suite.

This truly is a charming Victorian home that blends warm modern interiors with comfort and uniquely has a very good energy efficiency for everyday living.

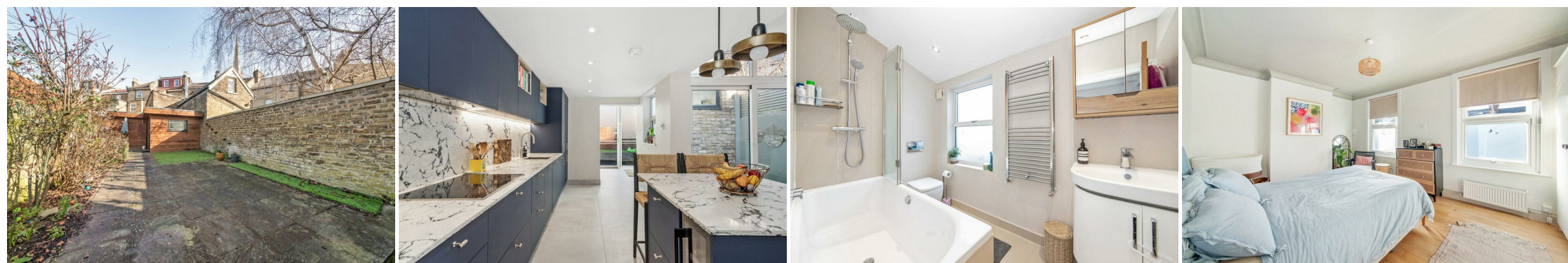
Further benefits include a high-spec finish styled by an award winning interior designer throughout, basement, high ceilings and bay windows, double glazing, an abundance of natural light, plenty of storage, and potential to extend into the loft (STPP).

The property is situated approximately 0.4 miles from both Brockley and Crofton Park stations, offering excellent transport links into London Bridge, Cannon Street, Charing Cross, Waterloo East, Victoria, Whitechapel, Highbury & Islington and more.

It is also in a fantastic location for local amenities, with an array of independent shops including a bakery, post office, deli, butchers, cafés, pubs, supermarkets and a wine bar. It is just a short walk from lovely green spaces and parks such as Hilly Fields, and close to popular schools in the area.

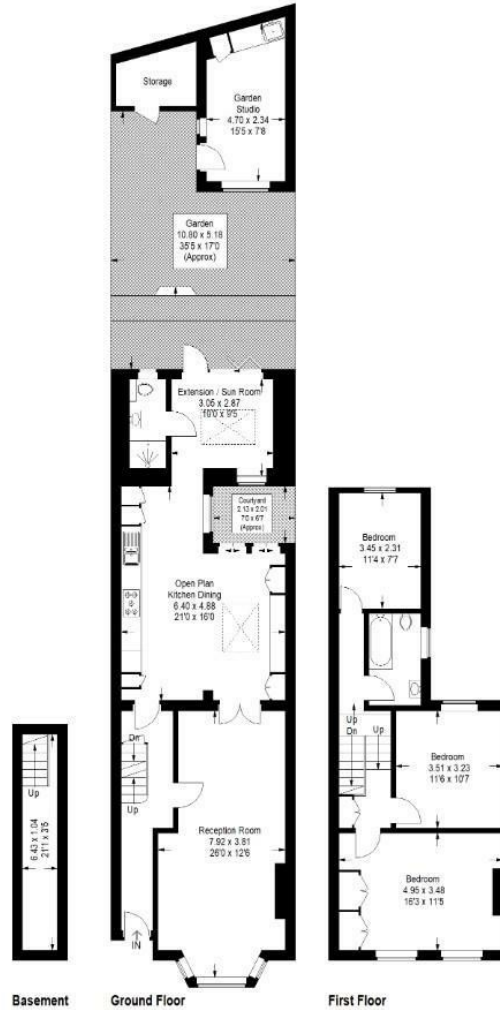
Viewings are highly recommended – call the Pedder Brockley sales team to arrange a viewing today.

EPC: B | Council Tax Band: D



Floorplan

Arabin Road, SE4
 Approximate Gross Internal Area
 (Excluding Outbuilding)
 135.5 sq m / 1458 sq ft



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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-91) B		83	87
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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