

UPPER BROCKLEY ROAD, SE4

£1,350,000

- Development opportunity (STPP)
- Four bedrooms, four storey terraced property
- Large garden and garage
- Brockley conservation area
- Good schools nearby

MARSH & PARSONS

ABOUT THE PROPERTY

An exceptional opportunity to acquire a substantial property with outstanding potential, occupying a sought-after position within the Brockley Conservation Area. Arranged over several floors, the property comprises a three bedroom house alongside a self contained one bedroom flat, held on a separate title but included within the same sale. The versatile accommodation offers considerable scope for reconfiguration, with the option to combine both properties to create an impressive four five bedroom family home or retain the existing layout to provide an additional income stream. Offering buyers the opportunity to create a home perfectly suited to their own style and requirements, the property represents an exciting prospect for those looking to add value.











FURTHER DETAILS

Further benefits include a generous rear garden, garage and development potential, subject to planning permission, including the possibility of creating a separate mews house. A rare opportunity to secure a versatile property with considerable potential in one of Brockley's most desirable locations.

Upper Brockley Road is one of Brockley's most sought-after addresses, within the Brockley Conservation Area. The property is conveniently positioned for Brockley station, providing excellent Overground and mainline connections into central London. Brockley Village offers independent cafés, restaurants, bars and shops, alongside Brockley Market. Hilly Fields and Telegraph Hill park.



STEP INSIDE
UPPER BROCKLEY ROAD



Total area (approx.): 159.9 sq. m (1721.1 sq. ft)

(Excluding Outbuilding)

Outbuilding area (approx.): 11.7 sq. m (125.9 sq. ft)

Brockley
020 8629 8164

Energy Rating: We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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