

Tressillian Road, SE4 | £2,950,000

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In General

- Chain free
- Brockley Conservation Area
- Rare gem with high scarcity value
- Detached Victorian period home over 3,800 sq ft
- Self-contained Flat
- Eight bedrooms with Four bathrooms
- Three reception rooms
- Rear Extension Approved adding 1,060 sq ft with Further Development Potential (STPP)
- Large Private landscaped garden
- Excellent transport links and local amenities

In Detail

A Beautiful, Exceptionally Rare Double-Fronted Detached Victorian Freehold Residence offered chain-free. Over 3,800 sq ft, including a self-contained one-bedroom flat, approved 1,060 sq ft rear extension and extensive private gardens, on a prestigious road in the sought-after Brockley Conservation Area.

Exclusivity & Scarcity Value. A rare opportunity to acquire a substantial Prime Family Residence just 10 minutes from Central London, offering 8 double bedrooms, 4 bathrooms, 2 kitchens, 3 reception rooms, home office and separate laundry room.

Impressive Victorian Architecture & Period Features including bay windows, crown mouldings, original wood flooring and working marble fireplaces.

Sunny One-Bedroom Flat with front and rear garden views, ideal for multi-generational living, extended family or guests.

Approved 1,060 sq ft Rear Extension offering potential to increase the property to approximately 4,860 sq ft.

Attached Garage & Parking for 2 Cars, with potential for a home gym or additional accommodation.

Extensive Private Gardens featuring a 90 x 60 ft rear garden, mature fruit and ornamental trees, grape vines, fishpond and large entertaining terrace.

Exceptional Development Potential. An opportunity to modernise to personal taste, with potential for garage conversion and cellar/attic refurbishment, subject to necessary consents and regulations.

Highly Desirable Leafy Neighbourhood close to Hilly Fields Park, Brockley Farmers Market, cafés, restaurants, gastropubs, supermarkets and gyms.

Excellent London Connectivity with access to London Bridge, Cannon Street, Green Park, Canary Wharf and London City and Gatwick airports. Nearby stations include St Johns, Brockley and Ladywell.

Exclusive Private Viewings for pre-qualified purchasers able to submit competitive offers. Contact Pedder Brockley today.

EPC: E | Council Tax Band: G



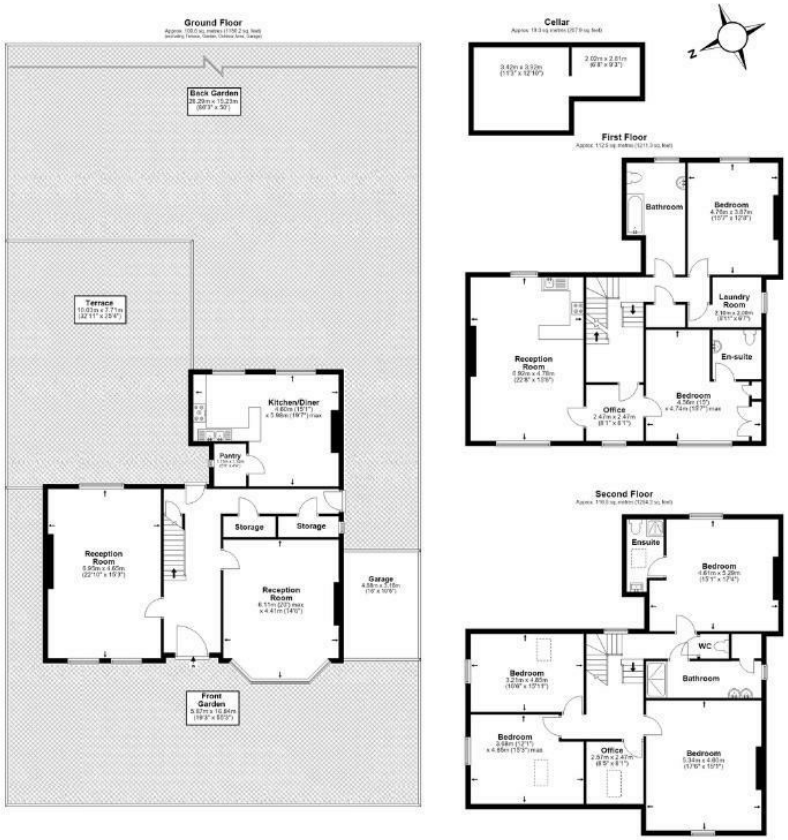



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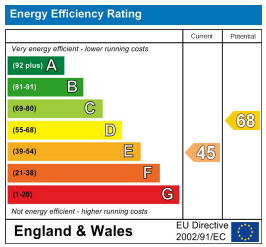
Floorplan

Tressillian Road, SE4
Total* = 358.0 sq. m / 3853.6 sq. ft
Second Floor = 116.5 sq. m / 1254.2 sq. ft
First Floor = 112.5 sq. m / 1211.3 sq. ft
Ground Floor = 109.6 sq. m / 1180.2 sq. ft
Cellar = 19.3 sq. m / 207.9 sq. ft
*Excluding Garage, Loft and Terrace

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*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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