



Tressillian Road, SE4 | £650,000

02077819888

brockley@pedderproperty.com

pedder
We live local



In General

- Brockley Conservation Area
- Three bedrooms
- 36ft private rear garden
- Period conversion
- Private rear garden
- Abundance of natural light
- Ample storage
- Close to local amenities
- Excellent transport links
- Bay window

In Detail

A beautifully presented three bedroom period conversion, ideally positioned on the ever popular Tressillian Road within the Brockley Conservation Area, SE4.

Set over 913 sq ft, this wonderful property comprises three bedrooms, a modern bathroom suite, a spacious 17 ft reception room and a separate fitted kitchen. Further benefits include an impressive 36 ft private rear garden, an abundance of natural light, ample storage and much more.

Situated just 0.4 miles from St Johns station, with Brockley, Crofton Park, New Cross, Ladywell and Lewisham stations all close by, the property offers excellent transport links to London Bridge, Waterloo, Blackfriars, Canada Water, Clapham, London Victoria, Charing Cross, Whitechapel, Highbury & Islington and many other destinations.

The property is also conveniently located near Hilly Fields Park and a wide range of local amenities, including restaurants, coffee shops and gastropubs. It is well positioned for several highly regarded schools in the area.

Contact the Pedder Brockley sales team today to arrange a viewing.

EPC: C | Council Tax Band: C | Lease: 119 years remaining | SC: £160pm + £87pm towards sinking fund | GR: £250pa | BI: £353pa

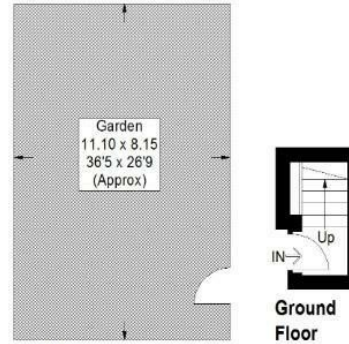


Floorplan

Tressillian Road, SE4



Approximate Gross Internal Area
84.8 sq m / 913 sq ft



(Not Shown In Actual
Location / Orientation)



First Floor

Copyright www.pedderproperty.com © 2026
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			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs		73	81
England & Wales		EU Directive 2002/91/EC	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.