

Breakspears Road, London, SE4 1UW

Offers Over **£675,000**

arley property

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

- Sought-after Brockley Conservation Area
- Approximately 870 sq ft of accommodation
- Generous principal bedroom with garden views
- Wealth of original period features
- Substantial communal gardens
- Close to Hilly Fields and Brockley Station
- No onward chain

An impressive two-bedroom Victorian apartment offering 870 sq ft of accommodation, beautiful period features and access to substantial communal gardens.

Set within the sought-after Brockley Conservation Area, this characterful two-bedroom apartment occupies the upper ground floor of an attractive Victorian mansion building on Breakspears Road, offering approximately 870 sq ft of beautifully proportioned accommodation.

The apartment retains a wealth of original period features, including ornate ceiling cornicing, decorative ceiling roses, fireplaces, sash windows and wooden floorboards, all contributing to its distinctive Victorian character.

At the front of the property, an impressive reception room features a large bay window that fills the space with natural light. Generous ceiling heights, intricate plasterwork and a feature fireplace create an elegant setting, with ample room for both comfortable seating and a dining area.

The separate kitchen combines traditional wooden cabinetry with contemporary units, complemented by exposed brickwork, wooden flooring and a sash window overlooking the communal gardens. There is also space for a small breakfast table, creating a pleasant spot for everyday dining.

The particularly spacious principal bedroom is positioned at the rear of the apartment, enjoying a leafy outlook through a large bay window. Measuring approximately 19 ft in length, the room benefits from a beautiful period fireplace, decorative cornicing and built-in storage. A second bedroom provides flexibility for use as a guest room, nursery or home office, while the bathroom features traditional fittings and a freestanding-style bath.

To the rear of the building, residents enjoy access to a substantial communal garden, providing a peaceful green retreat away from the surrounding streets.

The property is sold with no onward chain.

LOCAL LIFE

Breakspears Road is ideally positioned for the independent cafés, restaurants and shops of Brockley, as well as the open green spaces of nearby Hilly Fields. Brockley and St Johns stations provide convenient transport connections into central London and beyond.



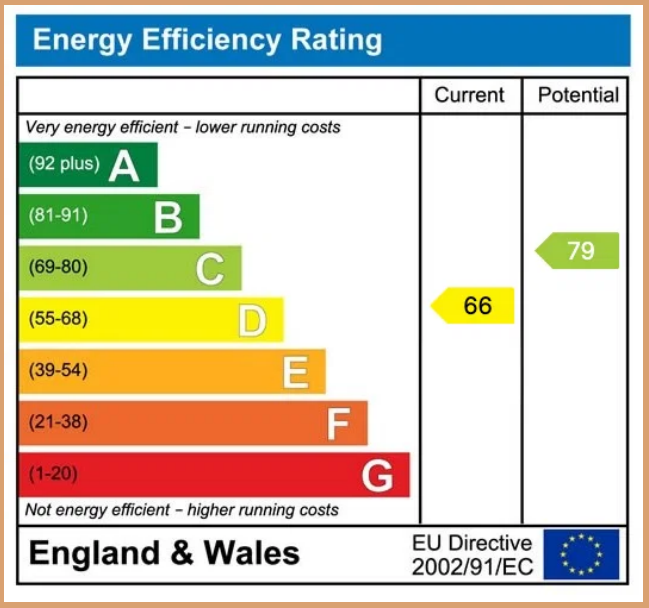









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property
FOR SALE





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