



Upper Brockley Road, SE4 | Offers In Excess Of  
£330,000

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## In General

- Very well presented flat set on first floor
- Large double bedroom
- Spacious reception room
- Fitted kitchen
- Private balcony with immaculate views
- Modern bathroom suite
- Offered chain free
- Within Brockley Conservation Area
- Close to excellent transport links
- Local amenities within close proximity

## In Detail

A very well presented flat for sale on the popular Upper Brockley Road, set within the Brockley Conservation Area. Offered Chain Free.

This property comprises a spacious reception room, fitted kitchen, modern bathroom suite and private outdoor balcony.

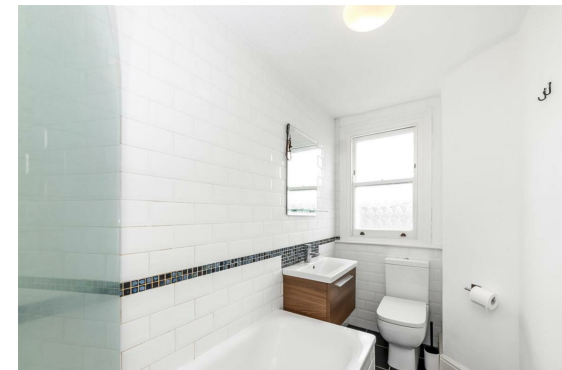
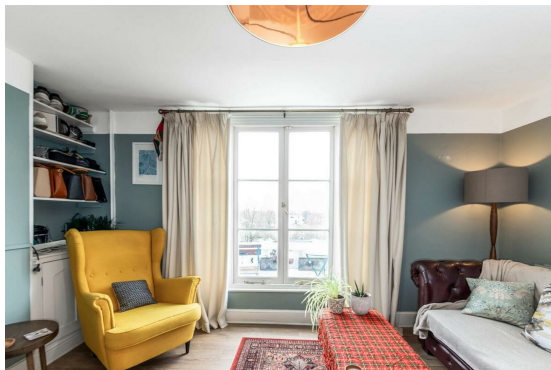
Further benefits include, plenty of storage, an abundance of light, and so much more.

This property is situated approximately just 0.5 miles to Brockley station and 0.5 miles to St Johns station offering excellent transport links into London Bridge, Highbury & Islington and many other locations.

It is also just a short walk to various local amenities including Brockley Market and a variety of restaurants, coffee shops, cafes and gastro pubs and sought after the Brockley conservation area.

Viewings are highly recommended, call the Brockley sales team to arrange a viewing.

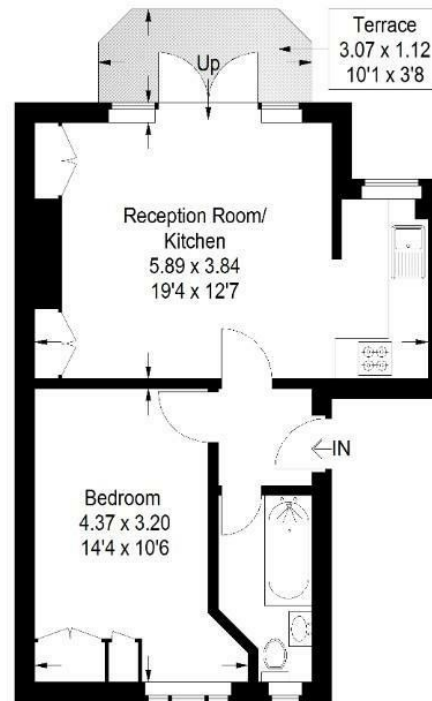
EPC: C | Council Tax Band: B | Lease: 87 years remaining | SC: £960 pa | GR: N/A | BI: Incl. in SC



# Floorplan

## Upper Brockley Road, SE4

Approximate Gross Internal Area  
40.4 sq m / 435 sq ft



### First Floor

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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                    |                         |           |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| 102 plus) A                                 |                         |           |
| 81-101 B                                    |                         |           |
| 69-80 C                                     | 74                      | 77        |
| 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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