HUNTERS®

HERE TO GET *you* THERE



Upper Brockley Road

London, SE4 1SY

£2,500 Per Month

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ASKING PRICE £2,500

AVAILABLE FROM 20TH NOVEMBER - NOT FOR 3 OR MORE SHARERS DUE TO LICENSING

FURNISHED

A truly unique offering in the heart of the Brockley Conservation Area. This Duplex Apartment within a Period Conversion and spanning approximately 1,057sqft offers something rare to the market.

The first-floor is combined of a separate kitchen, a family bathroom and a reception giving around 216sqft of space but most importantly benefitting from panoramic views and also a balcony. Being a Period property there is the benefit of those features including high ceilings, fireplaces and large windows. The second floor-offers three double bedrooms (one including a dressing room and also another family bathroom and again







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Upper Brockley Road is one of the most sought after roads in Brockley as it is situated in the heart of the Conservation Area. The location offers immediate access to a plethora of shops, restaurants, amenities, good schools, great transport links, parks and green spaces.

Early viewing is Highly Recommended.

TRANSPORT LINKS

In terms of travel Brockley Station which is only 0.3miles offers direct access into Central London in the following timeframes:

London Bridge - approximately 11 minutes
Canary Wharf - approximately 28 minutes
Victoria - approximately 30 minutes
London St Pancras - approximately 34 minutes
London Cannon Street - approximately 32 minutes
London Charing Cross - approximately 30 minutes

There are also numerous bus service which allow access to London and surrounding areas.

SCHOOLS

Oak Gardens Primary School

Pupils are happy, proud, articulate, and confident, the school values and promotes determination, risk-taking, and learning from mistakes, positive and respectful working relationships between staff and pupils, calm behavior around the school with high expectations and routines and curriculum reflects pupils' heritage and the school community, with a focus on understanding the world.

Beecroft Garden Primary

Pupils achieve well in English and mathematics from Years 1 to 6, strong support for pupils with special educational needs and/or disabilities (SEND), enthusiastic engagement in learning, particularly in creative subjects like art and music, positive behaviour and understanding of school rules among pupils and access to a wide range of enrichment activities, including sports and arts.

Turnham Academy

Pupils are happy and well cared for at the school, staff know pupils and their families well and involve everyone in school life, pupils behave well in lessons and on the playground, staff are quick to deal with any incidents of bullying or unkind behaviour and staff set high standards for pupils and encourage them to be aspirational.

THE LOCATION

Brockley is now a very vibrant area offering many shops, bars and restaurants as well as benefiting from a wealth of amenities.

For early morning coffee or breakfast you have Browns of Brockley, Dream Story or Break The Fast.

Restaurants include Chaska Maska, Palungo, Brockley's Rock, Ellarys, Yard Sale Pizza, Brockley Market and Jones of Brockley.

PARKS AND GREEN SPACES

The Brockley Conservation Area is a large, 116.3-hectare residential enclave in South East London within the London Borough of Lewisham, designated in 1973 and later extended.

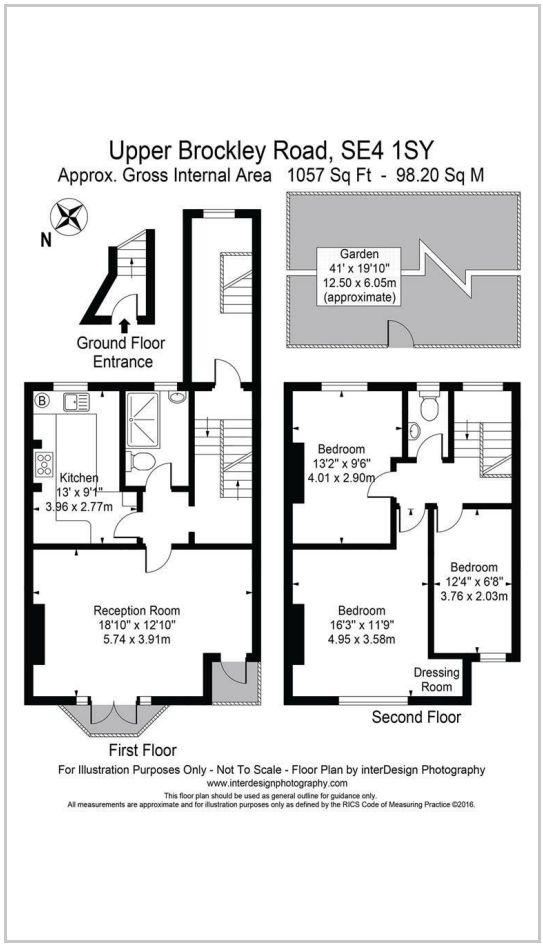
It incorporates famous architecture and features one of South London's largest intact collections of High Victorian and Edwardian domestic architecture (built mainly from the 1830s to the 1900s), including grand villas, terraces, and semi-detached homes with stucco details and tile paths. It was designed by the Tyrwhitt-Drake and Wickham families around former country lanes, field patterns, and historic mews. Post-war infill buildings exist mostly where homes were lost during the London Blitz.
Green Spaces includes the landmark Hilly Fields Park (famous for its community spirit, views, and café) as well as leafy residential streets and local community gardens.

This is a truly desirable place to live and represents the perfect opportunity for a family or friends to find their perfect home.

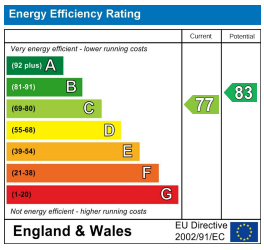
Area Map

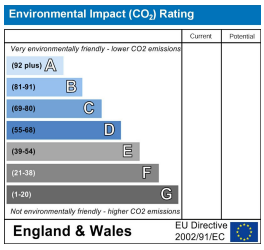


Floor Plans



Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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