



Upper Brockley Road, SE4 | Offers In Excess Of
£500,000

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In General

- Chain free
- Share of freehold
- Three double bedrooms
- Two bathrooms
- Private roof terrace
- Maisonette
- Abundance of natural light
- Excellent storage throughout
- Close to local amenities
- Excellent transport links

In Detail

A spacious three double bedroom split level maisonette for sale, with a private roof terrace, on Upper Brockley Road. Offered chain free and with a share of the freehold.

Set over three floors, the property offers 1,188 sq ft of internal living space. The first level comprises a separate fitted kitchen, enhanced by a glass extension, a dedicated dining area and a modern bathroom suite—creating a sociable yet practical space ideal for everyday living and entertaining.

The first floor features a generous 16 ft reception room, flooded with natural light and perfect for both relaxing and hosting, alongside a well proportioned double bedroom. The second floor comprises a further two double bedrooms, one benefitting from an en-suite shower room. Further benefits include a private terrace located on the upper first floor, an abundance of natural light, excellent storage throughout, and so much more.

Multiple train stations are close by, including St Johns (0.3 miles), New Cross (0.4 miles), New Cross Gate (0.5 miles), Brockley (0.5 miles) and Deptford (0.6 miles), offering excellent transport links into London Bridge, Cannon Street, Charing Cross, Waterloo East, Victoria, Highbury & Islington and more. It is also ideally placed for a wide range of local amenities, including schools, parks, restaurants, supermarkets, independent coffee shops, cafés, gastropubs, Hilly Fields and the ever-popular Brockley Market.

EPC: C | Council Tax Band: B | Share of freehold: 984 years remaining | SC: Ad Hoc | GR: £0 | BI: £450 pa



Floorplan

The Parade, SE4 1SX

Total* = 110.4 sq m / 1188.4 sq ft
 Ground Floor = 6.5 sq m / 69.9 sq ft
 Upper Ground Floor = 17.4 sq m / 187.3 sq ft
 First Floor = 37.1 sq m / 398.9 sq ft
 Upper First Floor = 13.2 sq m / 142.3 sq ft
 Second Floor = 36.2 sq m / 390.0 sq ft
 ☐ = Reduced head room below 1.5m



*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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 102 plus) A | | | |
| 81-101) B | | | |
| 69-80) C | | | |
| 55-68) D | | 69 | 80 |
| 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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