



## Bridge House, Adelaide Avenue, SE4 1LF

£450,000 O.I.E.O. Share of Freehold

Right next to Hilly Fields and ideally placed within the popular Brockley Conservation area is this lovely, 2-bedroom top floor period style modern flat with communal off-street parking, communal gardens and also a share of the freehold. The three closest stations, which are almost equidistant from the property, are Brockley, Crofton Park and Ladywell. There are also a wide range of amenities in the area.

The property comprises a spacious reception room with sash windows allowing lots of natural light, separate fitted kitchen, a modern bathroom suite, two good sized bedrooms, and benefits from a great view of the green surrounding area of the communal garden with its beautiful mature trees. The fabulous open space of Hilly Fields is just around the corner where there are free tennis courts, a café and a regular farmers' market.

A short walk to the end of Adelaide Avenue is Brockley Road, there are several local traders including convenience stores, independent bars and restaurants as well as an award-winning, sustainable fish and chip shop (Brockley's Rock). For anyone wanting the London Overground, the nearest station is Brockley for services to Shoreditch and Highbury and Islington.

Further along Brockley Road is the Crofton Park area, where there are also a number of innovative local traders. The Brockley Jack pub and Theatre and the famous Rivoli Ballroom can also be found there. From Crofton Park station, there are straight links to Denmark Hill, Victoria and Blackfriars

Ladywell, at the other end of Adelaide Avenue, has a village like feel with a variety of shops including coffee shops, a highly-regarded local butcher's and deli, an excellent pizzeria (Mama Dough) and a popular gastro pub (The Ladywell Tavern). From Ladywell station there are regular national rail services into London Bridge, Charing Cross and Cannon St. Lewisham DLR is just one stop away and offers easy access into Canary Wharf and The City.

The property is also not far from Honor Oak Park where there are a number of restaurants of note including a hip pizzeria, a family-run Sardinian restaurant (le Querce), and an award-winning Indian (Babur).

Further amenities can be found in the centre of Lewisham, which is also not too far and for those of a sporty disposition, there's a leisure centre and swimming pool complex just opposite Lewisham station.

Photos



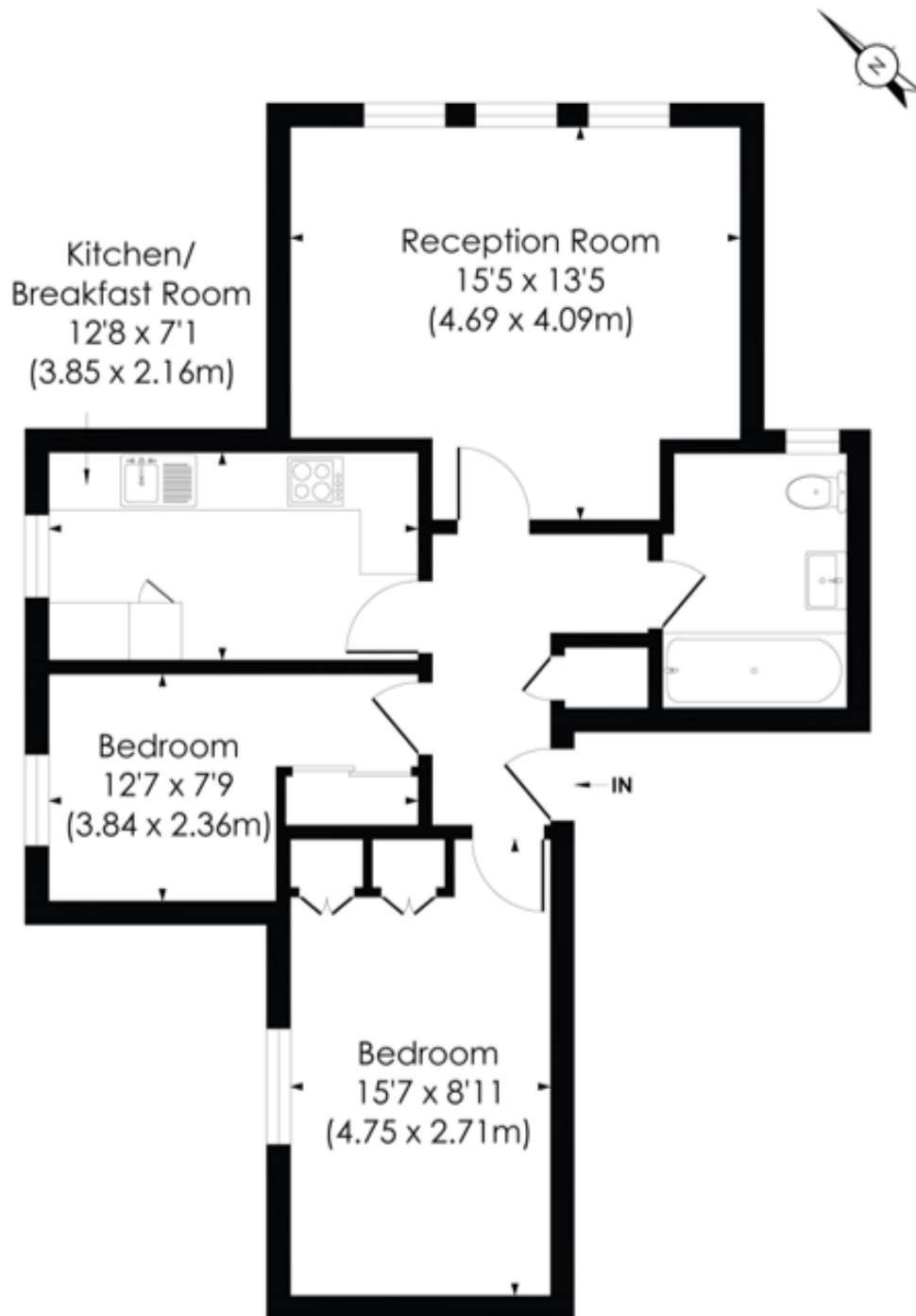
## Photos



Floor plan

Approx. Gross Internal Floor Area

**642 Sq. ft/59.67 Sq. m**

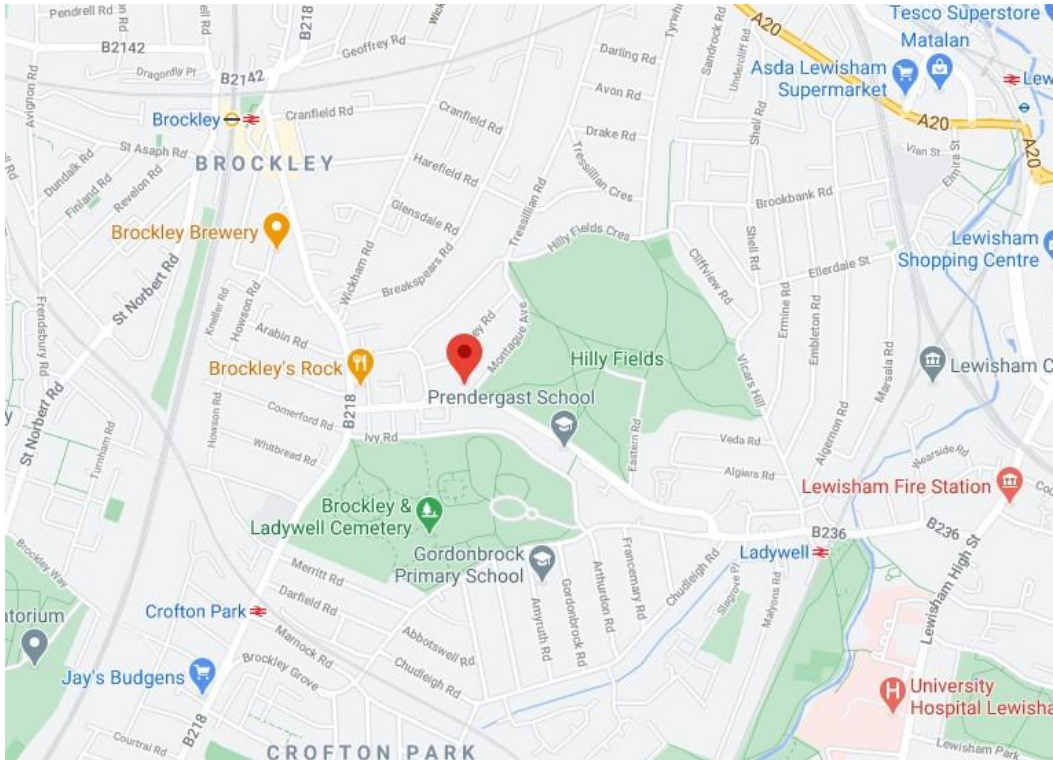


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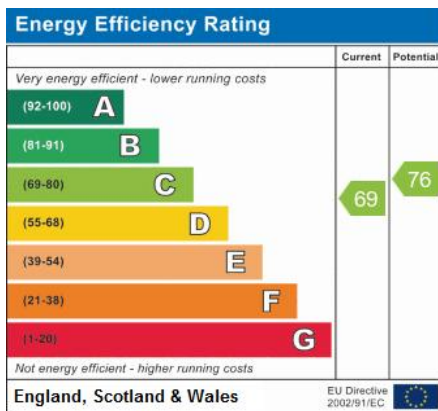


This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

## Additional Information



## Energy Performance Certificate



## Property Information

Tenure: Share of Freehold  
 Maintenance charge: approx. £94 per calendar month



Ladywell, Crofton Park



Brockley



Lewisham

Lewisham Sales

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### Important information

These sales particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes are not to be relied upon for carpets and furnishings. For fixtures and fittings please refer to the vendor's solicitor's fixtures and fittings form. Ref: 048.21dm