



Ash Tree House, Wickham Road, SE4 1NB

£375,000 O.I.E.O Leasehold

Located in the heart of the Brockley Conservation area, this 2-double bedroom split level second & third floor flat maisonette, which is well presented, has its own private entrance and provides ample living accommodation. Offered for sale with the benefit of no chain.

The property offers a large reception room with doors leading to a private balcony, a separate modern fitted kitchen with integrated oven, hob and extractor fan, 2 double bedrooms and a family bathroom. It also benefits from gas fired central heating and double glazing.

Wickham Road is a broad, tree-lined street in the heart of the Brockley Conservation area. The area itself is a vibrant, cosmopolitan one, popular among young professionals and families.

Transport links into town couldn't be easier. Brockley station is a short walk away from where there are fast and frequent services into London Bridge in around 10 mins. In addition, you can pick up the London Overground towards Shoreditch and Highbury and Islington meaning that Canary Wharf is a mere 30-minute commute changing at Canada Water. You also have Crofton Park station for Thameslink service into Blackfriars and St Pancras.

For evening entertainment, there's no shortage of bars and restaurants to choose from. A few of places of note include the Orchard (a friendly restaurant with a wine bar) and Brockley's Rock (an award-winning fish and chip shop). Coffee shops are plentiful including Arlo & Moe, Fred's and Browns of Brockley.

Hilly Fields is close by where there is a children's playground, cafe, enclosed picnic area, cricket pitch, and 3 tennis courts. It also hosts a regular farmers' market as well as various events throughout the year.

Photos



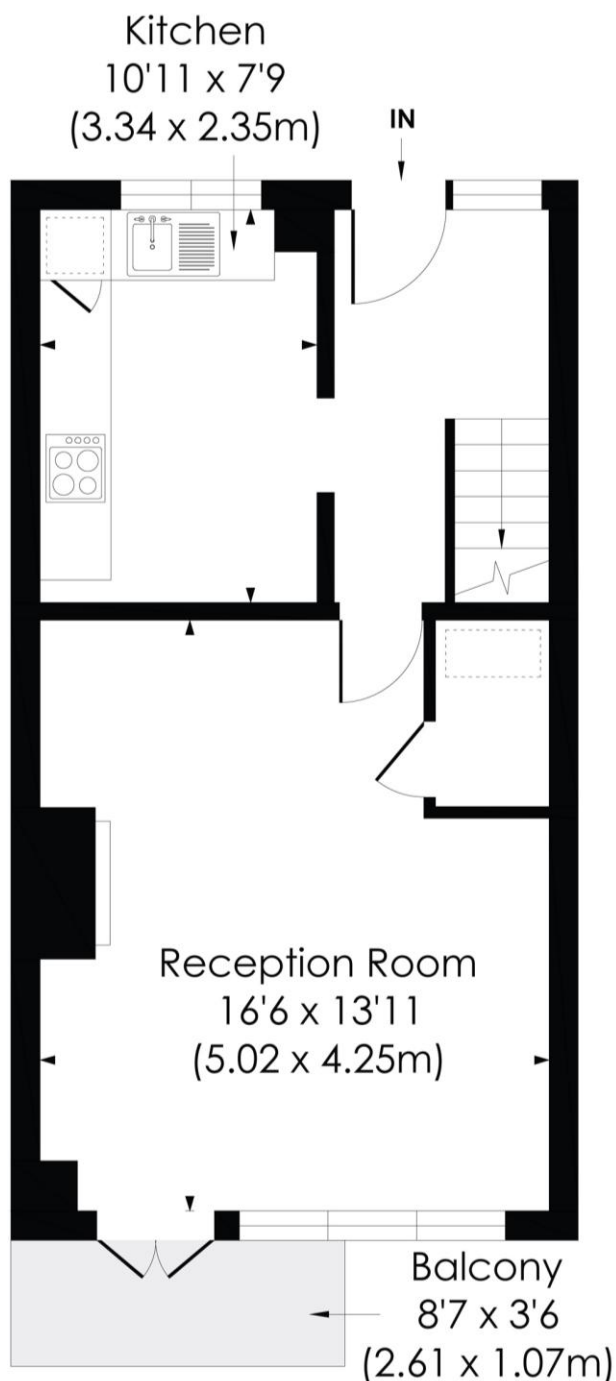
Photos



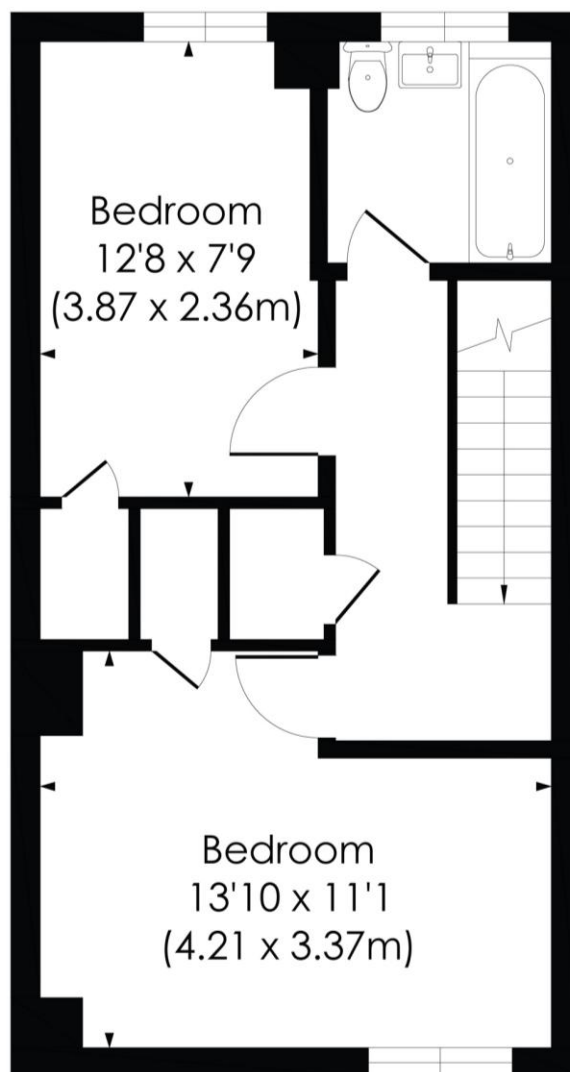
Floor plan

Approx. Gross Internal Floor Area

777 Sq. ft/ 72.17 Sq. m



SECOND FLOOR



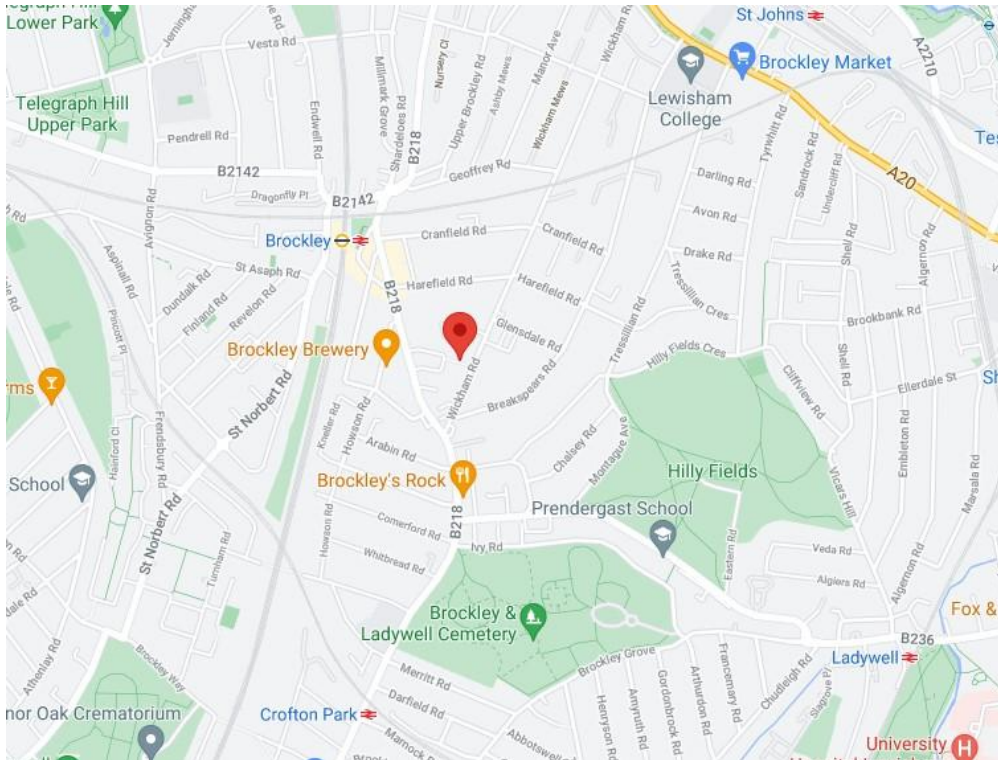
THIRD FLOOR

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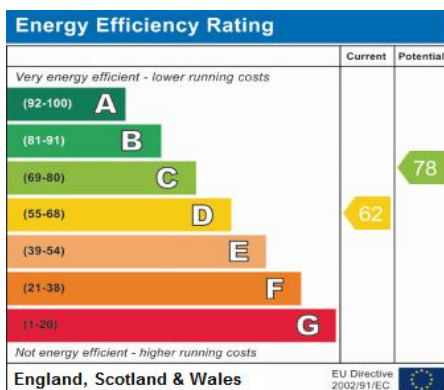


This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility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

Additional Information

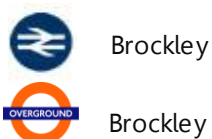


Energy Performance Certificate



Property Information

Tenure: Leasehold - 102 years remaining
 Service charge: Approximately £750.00 per annum
 Ground rent: £10.00 per annum



Lewisham Sales
 T: 020 8690 8888
 E: info@sebastianroche.com | W: s-roche.com



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: 082.21dm