



Upper Brockley Road, SE4 1SY

£350,000 O.I.E.O Share of Freehold

Part of an imposing period property and located in the heart of the Brockley Conservation area, this 1-bedroom raised ground floor garden flat provides ample living accommodation and comes with Share of Freehold.

The property offers an open plan living area with a modern fitted kitchen, double bedroom and shower room. There is also access to a private garden, with a lawn and an abundance of various plants and shrubs to borders. The very spacious garden would be ideal for a summer house or a garden office. Additionally, there is ample storage space both in the bathroom, as well as in the under stairs storage cupboard.

Brockley is a vibrant, cosmopolitan area with a strong artistic vibe. For evening entertainment, there's no shortage of bars and restaurants to choose from. A few places of note include The Gantry (a rustic, French-style restaurant), the Orchard (a friendly restaurant with a wine bar), Brockley's Rock (an award-winning fish and chip shop).

Coffee shops are plentiful including Browns and The Broca. You can pick up groceries from various supermarkets nearby. As for green spaces, Hilly Fields is close by where there is a children's playground, café, enclosed picnic area, cricket pitch and 3 tennis courts. On Saturdays, pop along to the award-winning Brockley Market on Lewisham Way for fresh groceries and a bite to eat.

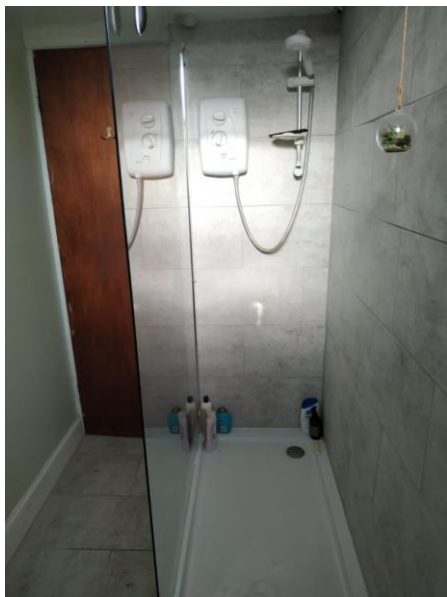
Transport links into town could hardly be easier. Brockley station is a short walk away from where there are fast and frequent mainline services into London Bridge in around 10 minutes. In addition, you can pick up the Overground for services towards Shoreditch and Highbury and Islington.

Crofton Park station is also within easy reach for Thameslink services into Blackfriars and St Pancras. For easy access to Canary Wharf you can pick up the DLR from Elverson Rd.

Photos



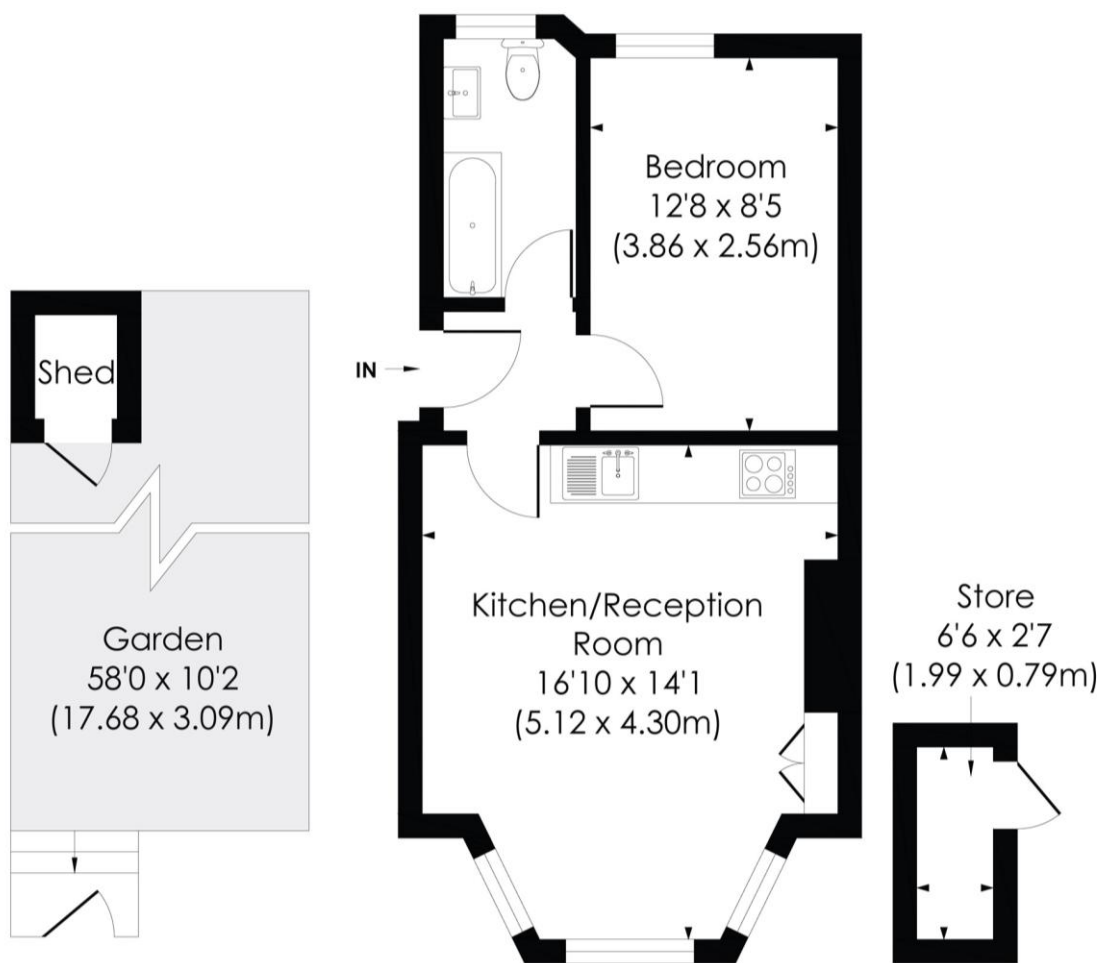
Photos



Floor plan

Approx. Gross Internal Floor Area

408 Sq. ft/37.86 Sq. m



GROUND FLOOR

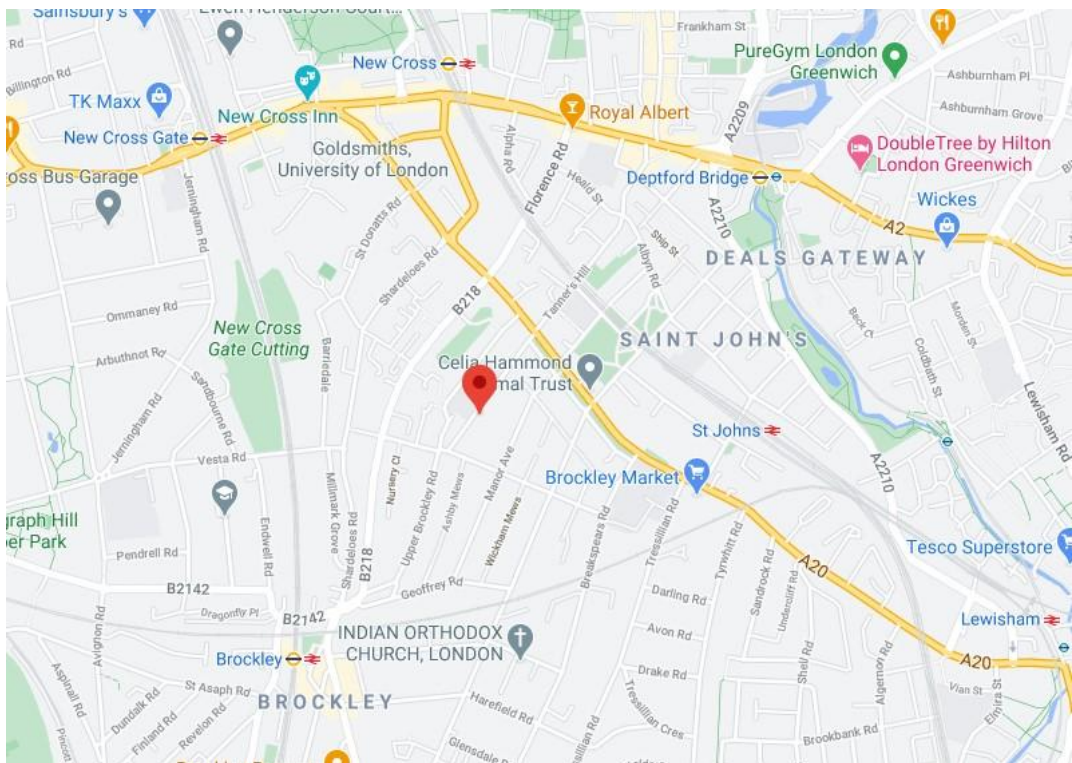
RAISED GROUND FLOOR

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

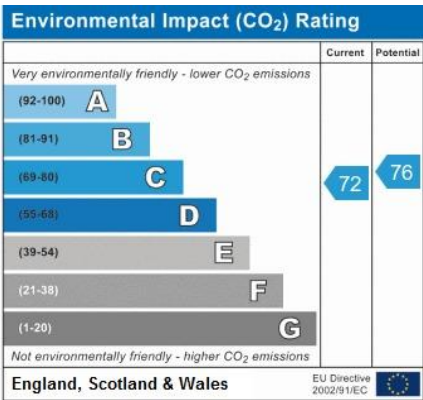
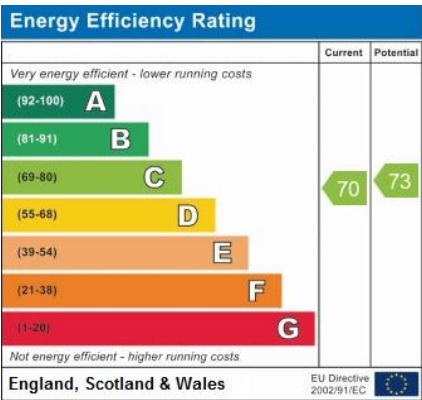
pixangle
PROPERTY MARKETING

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 – with underlying lease of approximately 92 years remaining



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: 101.20dm