



Brookmill Road, SE8 4JD

£350,000 Leasehold

Occupying the first floor of this period property, is this light and airy, one bedroom flat, situated within the popular Brookmill Conservation Area.

As you enter the property, the staircase leads you up to the first floor where the flat comprises; a spacious reception room with a large sash window, allowing plenty of natural light through, a stylish fitted kitchen with wooden worktops, a double bedroom with built in cupboard and a modern bathroom.

St John's is a friendly neighbourhood particularly popular among young families. The station is a short walk away from where there are fast and frequent services into London Bridge and Cannon St. For anyone needing to get to Canary Wharf you can take the DLR from Deptford Bridge. You can also pick up the London Overground from New Cross station for easy access to east and north London.

Brookmill Park is just across the road and is a gem of a park with a playground and duck pond. Ravensbourne River also runs through it creating a fabulous habitat for local wildlife including kingfishers and herons. The Brookmill Pub is a friendly place for drinks and excellent food. Hilly fields is also within easy reach where there's a children's playground, café, enclosed picnic area, cricket pitch and tennis courts. There's also a regular farmers' market and it plays host to various events throughout the year.

As for shops, you'll find most things you need in the centre of Lewisham including department stores, high street favourites, a weekly outdoor market and an abundance of restaurants and coffee shops.

In Deptford there are lots more cafes, shops, restaurants and bars and the boutique shops, cafes and restaurants in Greenwich are also within easy reach.

Photos



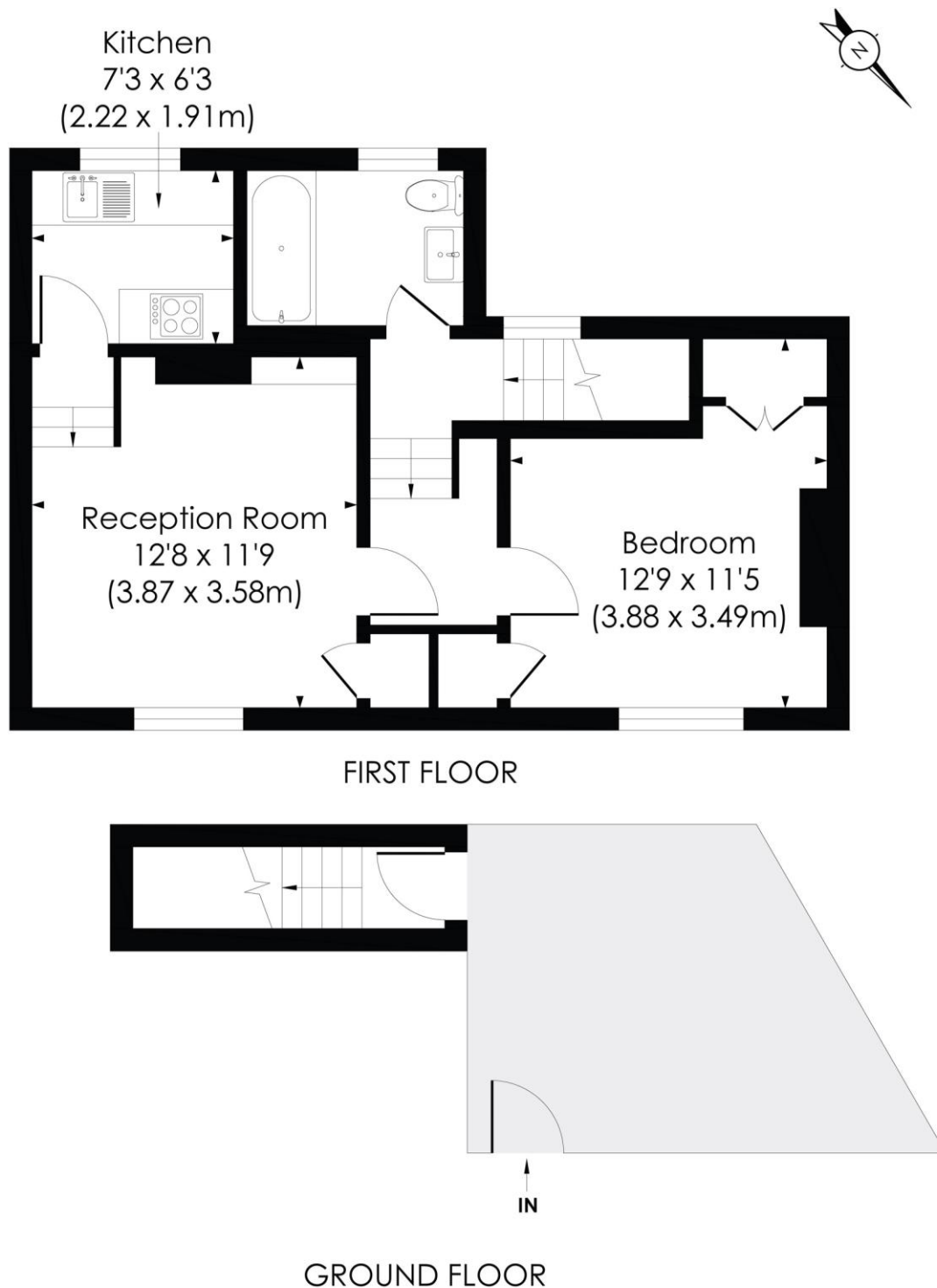
Photos



Floor plan

Approx. Gross Internal Floor Area

528 Sq. ft/49.05 Sq. m

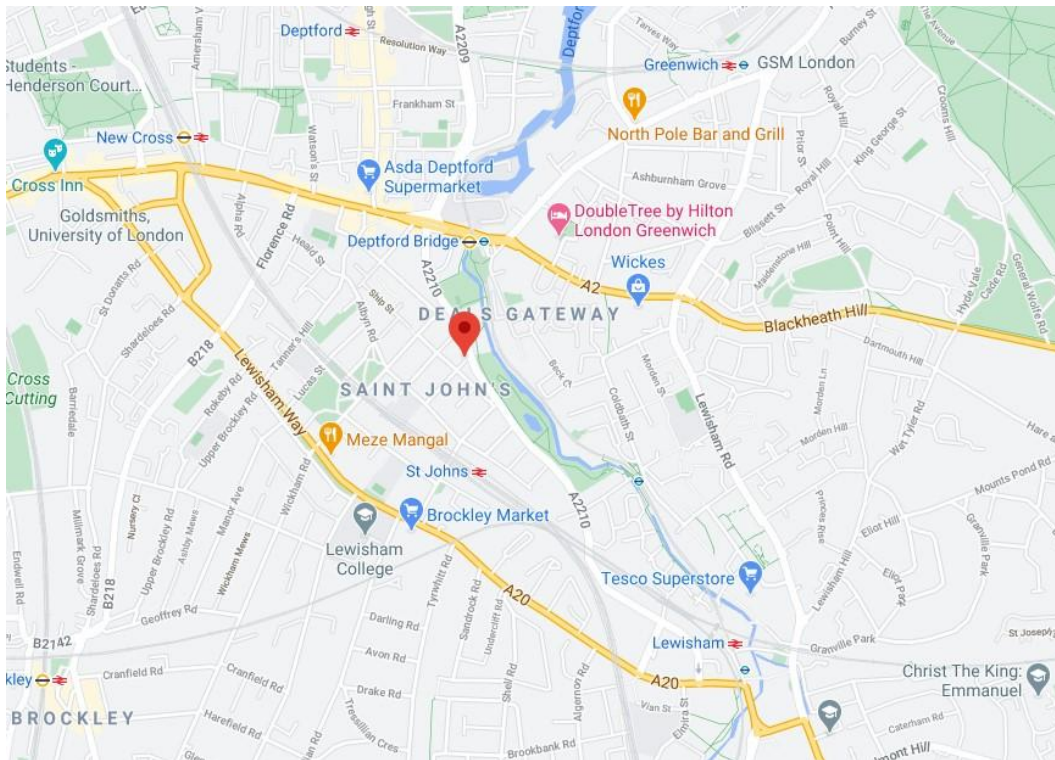


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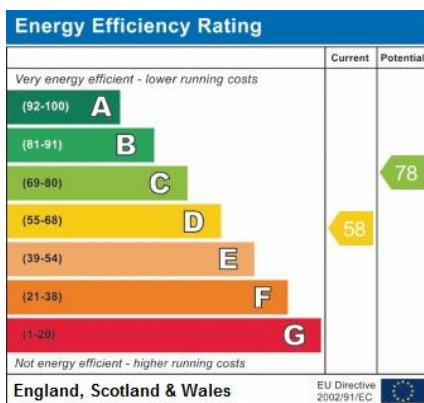
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PROPERTY MARKETING

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: Leasehold – 109 years remaining
 Service charge: circa £250.00 per annum
 Ground rent: £10.00 per annum



St Johns, Deptford



Lewisham

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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: 230.20