



## Finland Road, SE4 2JE

### £750,000 O.I.E.O. Freehold

In need of modernisation this 3-double bedroom 3-reception room period house is close to transport links into town, good schools and is offered Chain Free.

Finland Road is a quiet, residential street close to Brockley station. The house boasts 3 reception rooms and a separate kitchen with a downstairs WC.

There is a low maintenance garden to the rear. On the first floor, are 3 double bedrooms, and a family bathroom plus separate WC. There is also a cellar nearly 30' in length offering plenty of storage.

The area itself is a vibrant, cosmopolitan one, popular among young professionals and families. Transport links into town could hardly be easier. Brockley station is a short walk away from where there are fast and frequent services into London Bridge in around 10 minutes. 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. There is also Nunhead station which is around a 12-minute walk from where there are trains to Victoria (18 mins), Blackfriars (18 mins), St Pancras International (30 mins) and Luton airport (75 mins).

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) and Brockley's Rock (an award-winning fish and chip shop). Coffee shops are plentiful including Arlo & Moe and Fred's.

This part of southeast London is particularly verdant. Both Telegraph Hill and Hilly Fields are nearby where you'll find children's playgrounds, cafes and tennis courts. You can admire panoramic views towards central London from the top of Telegraph Hill. They both also play host to regular farmers' market (Telegraph Hill every Saturday and Hilly Fields every other Saturday). The award-winning Brockley farmers' market along Loampit Vale is held every Saturday.



Photos



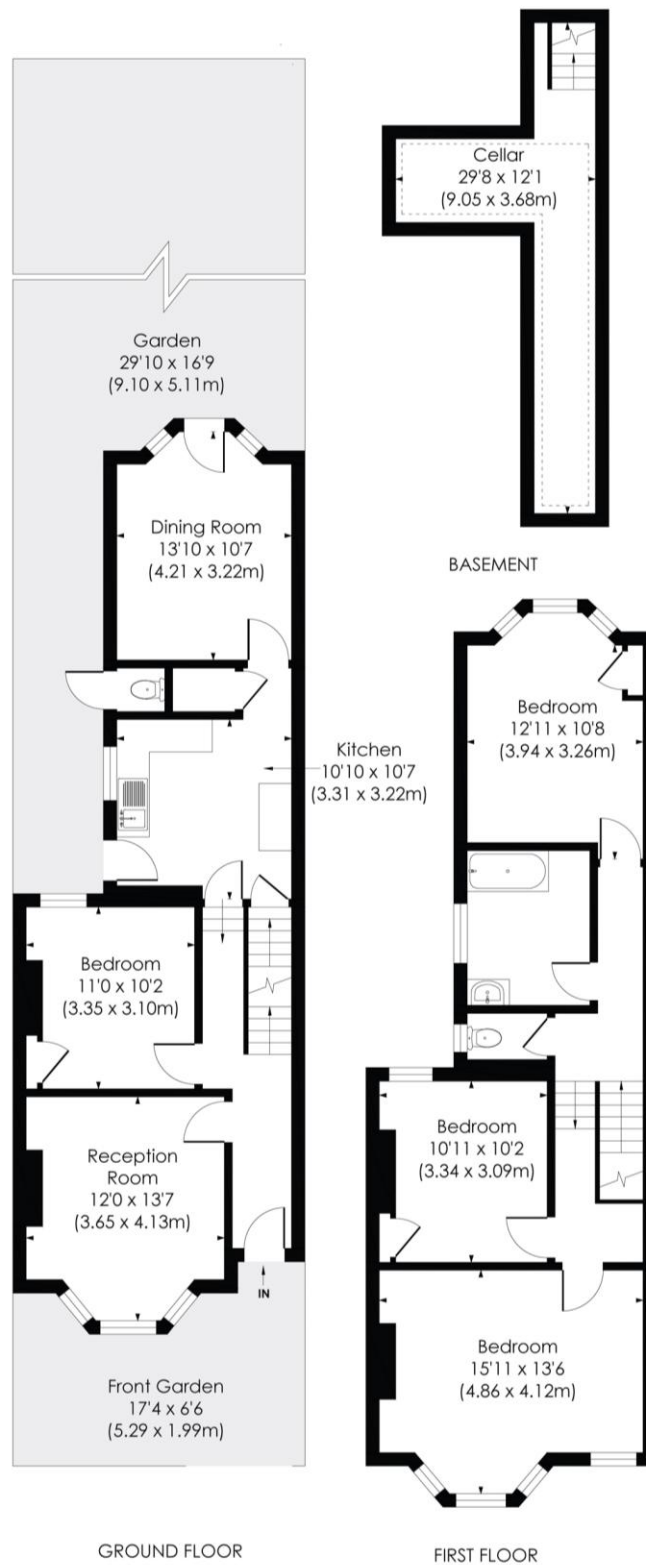
Photos



# Floor plan

Approx. Gross Internal Floor Area

**1312 Sq. ft/121.91 Sq. m**



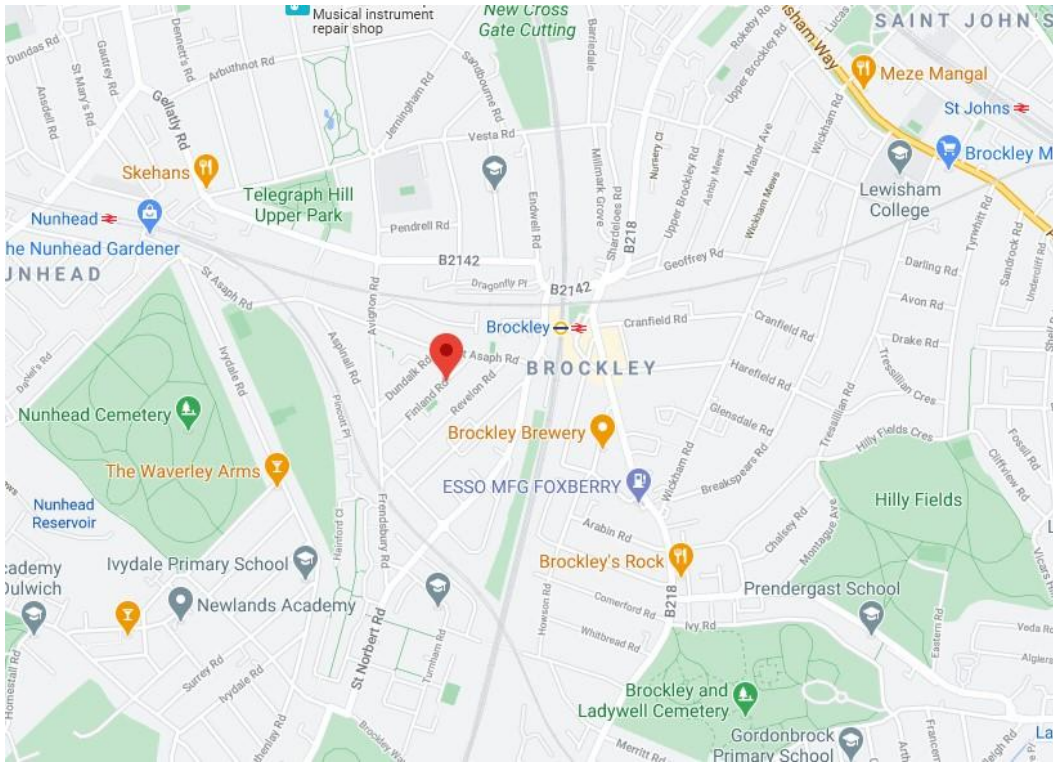
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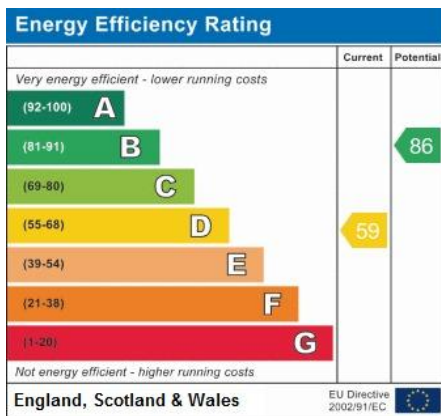
This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility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



## Additional Information



## Energy Performance Certificate



## Property Information

Tenure: Freehold



Brockley



Brockley

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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: