

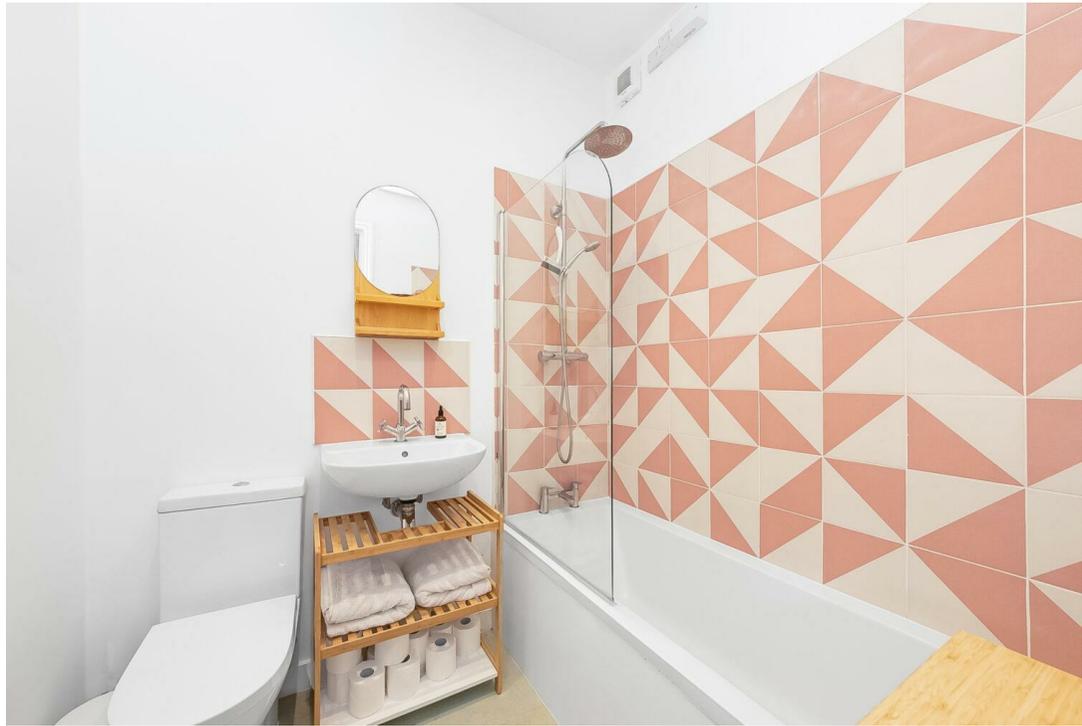


Tressillian Road, SE4 | £650,000

02077819888

brockley@pedderproperty.com

pedder
We live local



In General

- Brockley Conservation Area
- Three bedrooms
- 36ft private rear garden
- Period conversion
- Private rear garden
- Abundance of natural light
- Ample storage
- Close to local amenities
- Excellent transport links
- Bay window

In Detail

A beautifully presented three bedroom period conversion, ideally positioned on the ever popular Tressillian Road within the Brockley Conservation Area, SE4.

Set over 913 sq ft, this wonderful property comprises three bedrooms, a modern bathroom suite, a spacious 17 ft reception room and a separate fitted kitchen. Further benefits include an impressive 36 ft private rear garden, an abundance of natural light, ample storage and much more.

Situated just 0.4 miles from St Johns station, with Brockley, Crofton Park, New Cross, Ladywell and Lewisham stations all close by, the property offers excellent transport links to London Bridge, Waterloo, Blackfriars, Canada Water, Clapham, London Victoria, Charing Cross, Whitechapel, Highbury & Islington and many other destinations.

The property is also conveniently located near Hilly Fields Park and a wide range of local amenities, including restaurants, coffee shops and gastropubs. It is well positioned for several highly regarded schools in the area.

Contact the Pedder Brockley sales team today to arrange a viewing.

EPC: C | Council Tax Band: C | Lease: 119 years remaining | SC: £160pm + £87pm towards sinking fund | GR: £250pa | BI: £353pa

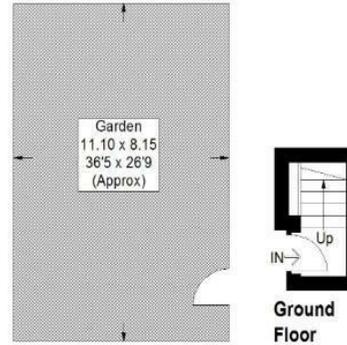


Floorplan

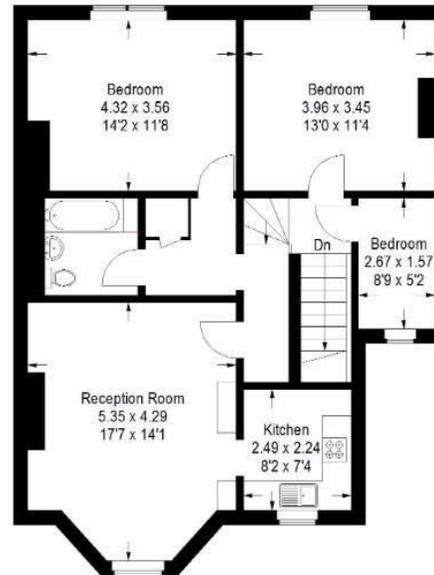
Tressillian Road, SE4



Approximate Gross Internal Area
84.8 sq m / 913 sq ft



(Not Shown In Actual
Location / Orientation)



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) A	73 81
61-81) B	
49-60) C	
35-48) D	
29-34) E	
21-28) F	
1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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