Breakspears Road, SE4 | Offers In Excess Of £525,000

02077819888

brockley@pedderproperty.com

pedder
We live local

In General

- Stunning period building
- Within Brockley conservation area
- Three bedrooms
- Direct access to communal garden
- Over 1,080 Sq ft
- Close to transport links
- Separate office/studio
- Offered chain free
- Separate fitted kitchen

In Detail

A simply stunning, three bedroom, lower ground floor apartment for sale on the very popular Breakspears Road, with direct access to a large, shared garden and over 1080sq ft of internal space.

Situated on a beautiful, tree-lined street in the Brockley conservation area, the property comprises a 21ft reception room complete with bay window, fitted kitchen, modern bathroom and three bedrooms, two of which offer built-in storage.

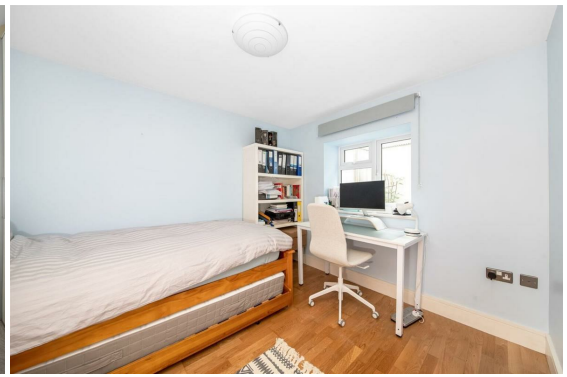
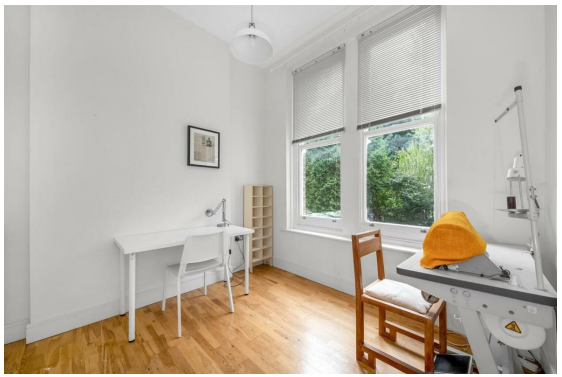
The property is very well presented. It benefits further from a bonus room, which is accessed separately from the apartment and is immediately about the third bedroom. This would be great as an office/work from home space/studio etc. It comes, too, with freeholder consent to create a split level room with its own staircase.

The property is situated approximately 0.5 miles from Brockley station and 0.3 miles from St Johns station offering excellent links into London Bridge, Cannon Street, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also a short distance from the DLR station in Deptford Bridge.

There is an array of restaurants, coffee shops, parks, schools and gastro pubs nearby. Offered chain free.

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

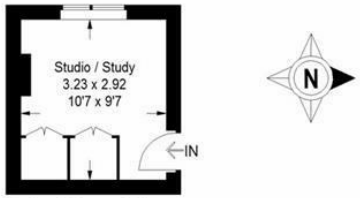
EPC: E | Council Tax Band: A | Lease: 106 Years Remaining | SC: £5,000 | GR: £250 | BI Incl. in SC

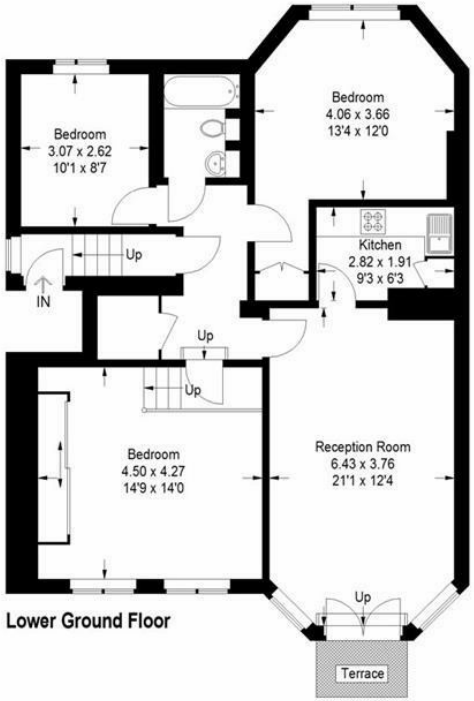
Floorplan

Breakspears Road, SE4

Approximate Gross Internal Area
Lower Ground Floor = 92.4 sq m / 995 sq ft
Raised Ground Floor = 9.8 sq m / 105 sq ft
Total = 102.2 sq m / 1100 sq ft

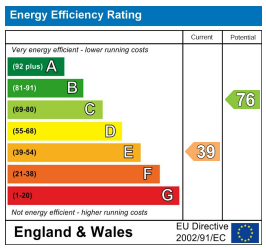


Raised Ground Floor



Lower Ground Floor

Copyright www.pedderproperty.com © 2022
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.