



Tressillian Road, SE4 | Guide Price £525,000

02077819888

brockley@pedderproperty.com

pedder
We live local



In General

- Brockley Conservation Area
- Share of freehold
- Two bedroom period conversion
- First floor - Bright and spacious
- Stunning 24ft kitchen/reception room
- Period features
- Close to Hilly Fields
- Ample storage throughout
- Close to local amenities
- Excellent transport links

In Detail

GUIDE PRICE £525,000 - £550,000 A beautifully presented two bedroom period conversion, ideally positioned within the highly sought-after Brockley Conservation Area. Offered with a share of freehold and a 24ft reception room.

Occupying the first floor, the property welcomes you with a bright and generously proportioned hallway, enhanced by a Velux skylight that floods the space with natural light. To the rear, the principal bedroom offers a comfortable retreat, complete with fully fitted wardrobes providing excellent storage, alongside a stylish, recently renovated bathroom suite finished to a high standard.

To the front of the property you'll find the second bedroom and an impressive 24ft open plan kitchen/reception room - perfect for relaxing and entertaining. The spacious reception room is bathed in natural light from an elegant bay window and features bespoke cabinetry within the alcoves, as well as fitted roll-down blinds. The contemporary kitchen is appointed with integrated appliances such as a dishwasher and washing machine and an AEG induction hob.

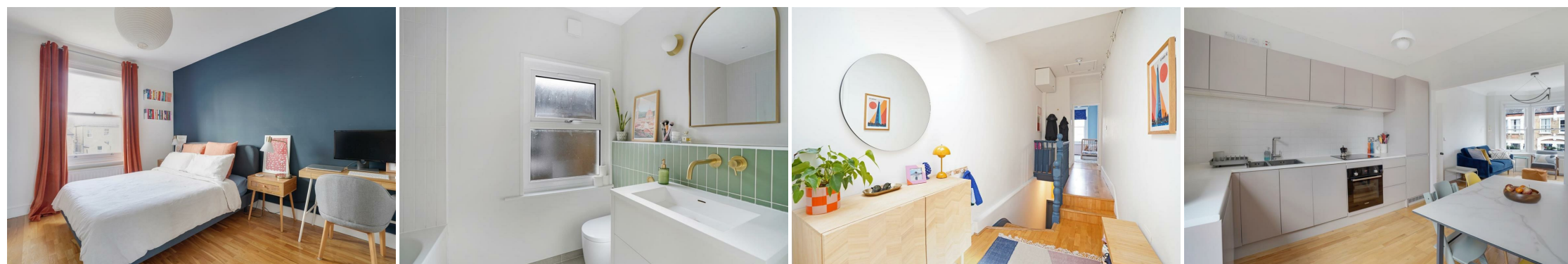
Further benefits include wooden flooring throughout, double-glazed sash windows, excellent built-in storage, an abundance of natural light throughout and so much more.

Situated just 0.5 miles from Brockley station, and with Crofton Park, New Cross, St Johns, Ladywell and Lewisham stations nearby, the property offers excellent transport links into London Bridge, Waterloo, Blackfriars, Canada Water, Clapham, Victoria, Charing Cross, Whitechapel, Highbury & Islington, and many other destinations.

The property is also a short distance to Hilly Fields and Brockley market as well as various local amenities, including restaurants, coffee shops, gastro pubs and the property is well-positioned for highly regarded schools in the area.

Contact the Pedder Brockley sales team to arrange yours today.

EPC: D | Council Tax Band: C | Share of Freehold: 939 years remaining | SC: Adhoc | GR: £0 | BI: £529.33 pa



Floorplan

Tressillian Road, SE4

Total* = 65.4 sq. m / 703.7 sq. ft

First Floor = 62.5 sq. m / 672.7 sq. ft

Ground Floor = 2.9 sq. m / 31.0 sq. ft

☐ = Reduced head room below 1.5m



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		58	65
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.