



Geoffrey Road, SE4 | Offers In Excess Of £650,000

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In General

- Split level maisonette within a modern development
- Situated in the heart of the Brockley Conservation Area
- Two double bedrooms
- Two modern bathrooms and a separate w/c
- 27 ft open plan kitchen/ reception room
- Large bi-fold doors and double glazed windows
- An abundance of natural light
- Extraordinary amounts of built in storage
- High ceilings and hardwood flooring
- Close to excellent transport links and local amenities

In Detail

An exceptional split level maisonette situated within a modern development in the heart of Brockley Conservation Area.

Set on the sought after Geoffrey Road, this beautifully finished property spans two floors and offers over 930 sq ft.

The ground floor consists of a spacious 27ft open plan integrated kitchen/ reception room complete with hardwood flooring throughout, bi-fold doors and large double glazed windows allowing an abundance of natural light. There is also a separate w/c.

On the first floor, there is a modern bathroom suite and two generously sized double bedrooms, one of which boasts an en-suite. Additional benefits include an extraordinary amount of built in storage, high ceilings, a great finish throughout, your own front door, a long lease and so much more!

Situated just 0.3 miles from Brockley station, and with Crofton Park, New Cross, St Johns, Ladywell and Lewisham stations all nearby, the property offers excellent transport links into London Bridge, Waterloo, Blackfriars, Canada Water, Clapham, London Victoria, Charing Cross, Whitechapel, Highbury & Islington, and many other destinations.

The property is also within walking distance of Hilly Fields Park 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 a viewing today.

EPC: C | Council Tax Band: C | Lease: 112 years remaining | SC: £1,300 pa | GR: £345 pa | BI: Incl. in SC



Floorplan

Cedar Mews, Geoffrey Road, SE4

Approximate Gross Internal Area
86.6 sq m / 932 sq ft



 = Reduced headroom below 1.5 m / 5'0"



First Floor



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

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