

Adelaide Avenue, SE4 | Offers In Excess Of £400,000

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GALERIE DE VEAN
PICASSO
EDITIONS CERAMICS GRAPHIK
1970
BEVERLY HILLS
LOS ANGELES - CALIFORNIA







In General

- Brockley Conservation Area
- One bedroom period conversion
- Private garden
- Modern kitchen
- Contemporary bathroom suite
- Bright and spacious reception room
- Second floor
- Attractive period features
- Directly across from Hilly Fields
- Close to local amenities

In Detail

A beautifully presented one-bedroom period conversion, ideally positioned on the highly sought-after Adelaide Avenue, within the Brockley Conservation Area and enjoying lovely views across Hilly Fields. The property also benefits from its own private section of the rear garden.

Situated on the second floor, this charming home comprises a bright and spacious reception room with an attractive feature fireplace, a generous double bedroom with built-in wardrobe, a recently renovated kitchen finished to a high standard, and a contemporary bathroom suite.

The property retains a wealth of attractive period features and is flooded with natural light throughout. The private section of the rear garden provides a peaceful outdoor space, while the enviable position directly opposite Hilly Fields makes it easy to enjoy the extensive green open space on the doorstep.

Adelaide Avenue is ideally located for excellent transport links, with Crofton Park station approximately 0.5 miles away, while Brockley and Ladywell stations are both around 0.6 miles away. These provide convenient connections to London Bridge, Highbury & Islington, Waterloo and destinations across London.

The surrounding area is well served by an excellent selection of independent restaurants, coffee shops, cafés and popular gastro pubs, with Hilly Fields offering a wealth of green open space, sports facilities and walking routes just moments away. There is also a choice of highly regarded schools nearby.

Viewings are highly recommended — contact the Pedder Brockley sales team today to arrange an appointment.

EPC: D | Council Tax Band: B | Lease: 148 years remaining | SC: £0 | GR: Peppercorn | BI: £600 pa







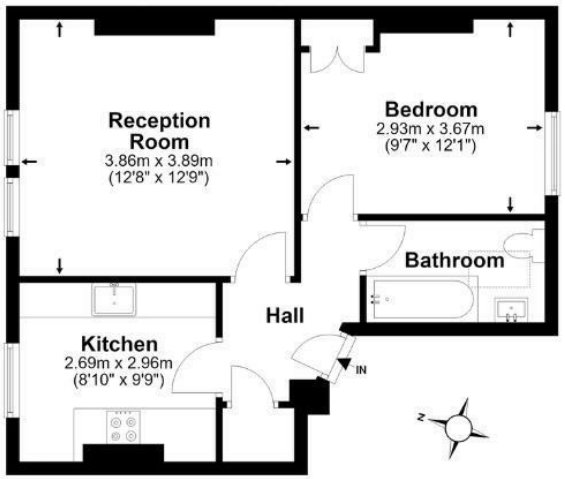


Floorplan

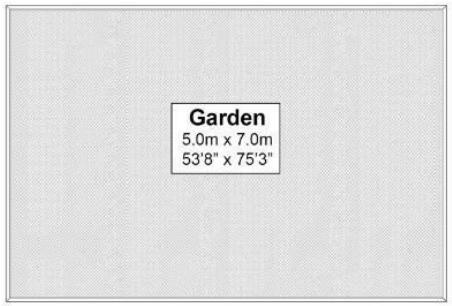
Adelaide Avenue, SE4
Total* = 44.3 sq. m / 476.9 sq. ft
Second Floor = 44.3 sq. m / 476.9 sq. ft
[ ] = Reduced head room below 1.5m

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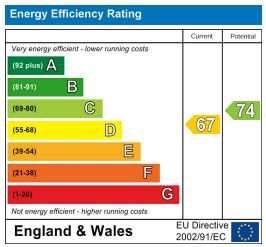
Second Floor



Ground Floor



*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.



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