



Florence Terrace, SE14 | Guide Price £425,000

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## In General

- Split level maisonette
- Three bedrooms
- Modern fitted kitchen
- Large reception room
- South facing private garden
- Separate utility space
- Close to excellent transport links
- Various local amenities in close proximity

## In Detail

**\*\* Guide Price £425,000 - £450,000 \*\*** A fantastic three bedroom split level maisonette for sale in Florence Terrace.

This property is set on two floors and offers approximately 890 sq ft. The ground floor comprises a bright and fitted modern kitchen, separate utility space, and a spacious reception room that also provides direct access onto a generous and south facing private garden. Upstairs, there are three bedrooms and a family bathroom.

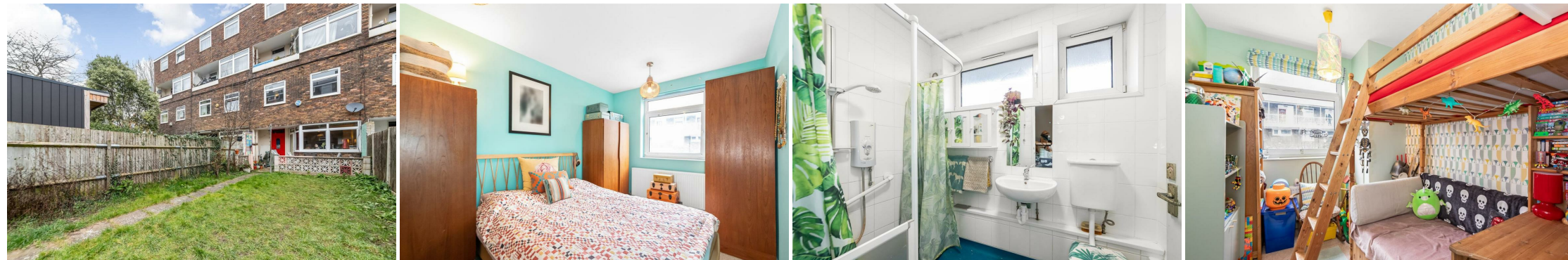
Further benefits include an abundance of natural light, plenty of storage, double glazed windows and so much more.

This property is situated approximately just 0.4 miles to New Cross station, and with Brockley, St John's and New Cross Gate stations in close proximity, there are excellent transport links into London Bridge, Highbury & Islington and many other locations.

It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes, gastro pubs and parks.

Viewings are highly recommended, call the Pedder Brockley sales team to arrange a viewing today.

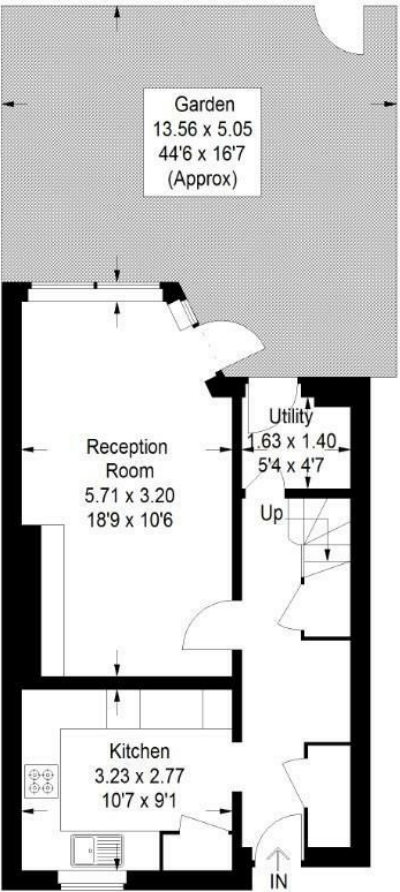
EPC: C | Council Tax Band: B | Lease: 90 years remaining | SC: £1,500 | GR: £0 | BI: Incl. in SC



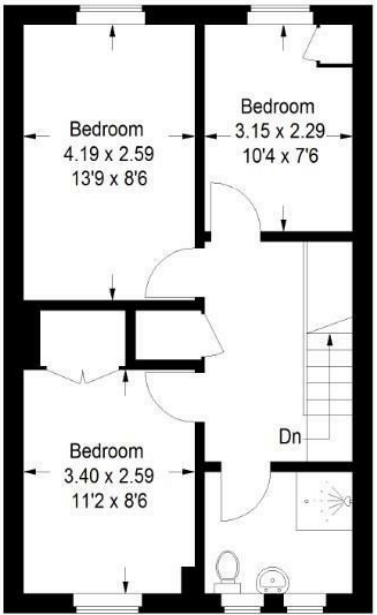
# Floorplan

## Florence Terrace, SE14

Approximate Gross Internal Area  
82.8 sq m / 891 sq ft

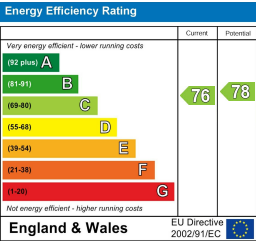


Ground Floor



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.



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