



Merritt Road, SE4 | £585,000

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# In General

- Stunning two double bedroom maisonette
- Spacious open plan kitchen/ dining room
- Large separate reception room
- Tranquil private south facing garden
- Modern bathroom suite and separate w/c
- Exquisite finish throughout
- Close to excellent transport links
- Local amenities nearby
- Abundance of characterful features
- Private front garden and your own front door

# In Detail

A stunning, spacious and characterful two double bedroom maisonette on the desirable Merritt Road, in the heart of Crofton Park, SE4 offered chain free.

Boasting over 790 Sq Ft of internal space which has been beautifully finished by the current owners. With two double bedrooms, a modern bathroom suite, a large open plan kitchen/ dining room, a separate reception room and a tranquil 55 ft private south facing garden, this is a truly fantastic property.

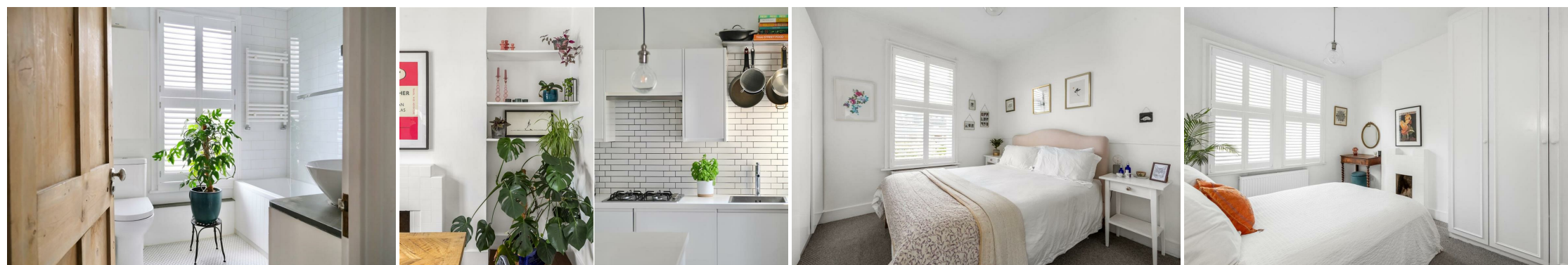
The property further benefits from an abundance of period features, such as fireplaces, high ceilings, bay windows, original wooden floorboards and large sash windows providing plenty of natural light. There is also generous built in storage, direct access to the private rear garden, an exquisite finish throughout, a private front garden and so much more!

Merritt Road is enviably located for the independent shops, bars, restaurants and coffee shops of Crofton Park, Brockley, Honor Oak and Ladywell, as well as a host of beautiful parks and green spaces including Hilly Fields Park. The property is also well situated for popular schools in the area.

There are great transport links into London Bridge, Canada Water, Clapham, London Victoria, Whitechapel, Highbury & Islington and many other locations with Crofton Park (0.1 miles), Brockley (0.7 miles), Honor Oak (0.8 miles) and Ladywell (0.7 miles) stations all close by.

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

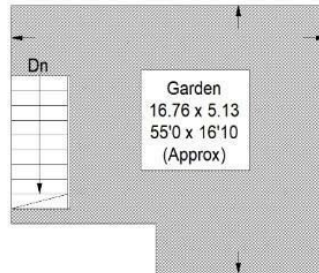
EPC: D | Council Tax Band: C | Lease: 85 years remaining | SC: £0 | GR: £100 pa | BI: TBC



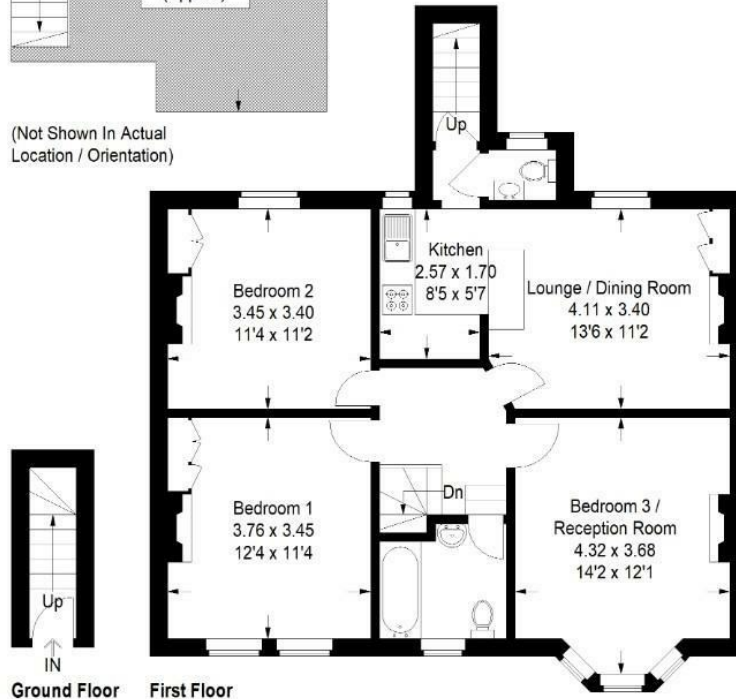
# Floorplan

Merritt Road, SE4

Approximate Gross Internal Area  
74.2 sq m / 799 sq ft



(Not Shown In Actual  
Location / Orientation)



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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	80
81-101) B	
69-80) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
67	80
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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