



13 Dunstan House, Malpas Road, London SE4 1DW  
Guide Price £275,000



Guide Price £275,000-£285,000 A well-presented one-bedroom, purpose-built second-floor flat offering an excellent opportunity for both first-time buyers and investors. Ideally positioned within a short walk of Brockley Village, the property enjoys easy access to an array of independent shops, cafés, bars, restaurants, Brockley station, local bus routes and wider transport links. The accommodation includes an entrance hall, a fitted kitchen, a modern shower room, a double bedroom and a bright, comfortable reception room. Further benefits include double glazing, gas central heating and the advantage of no forward chain. Early viewing is strongly advised.

Local Authority:  
Council Tax Band: A



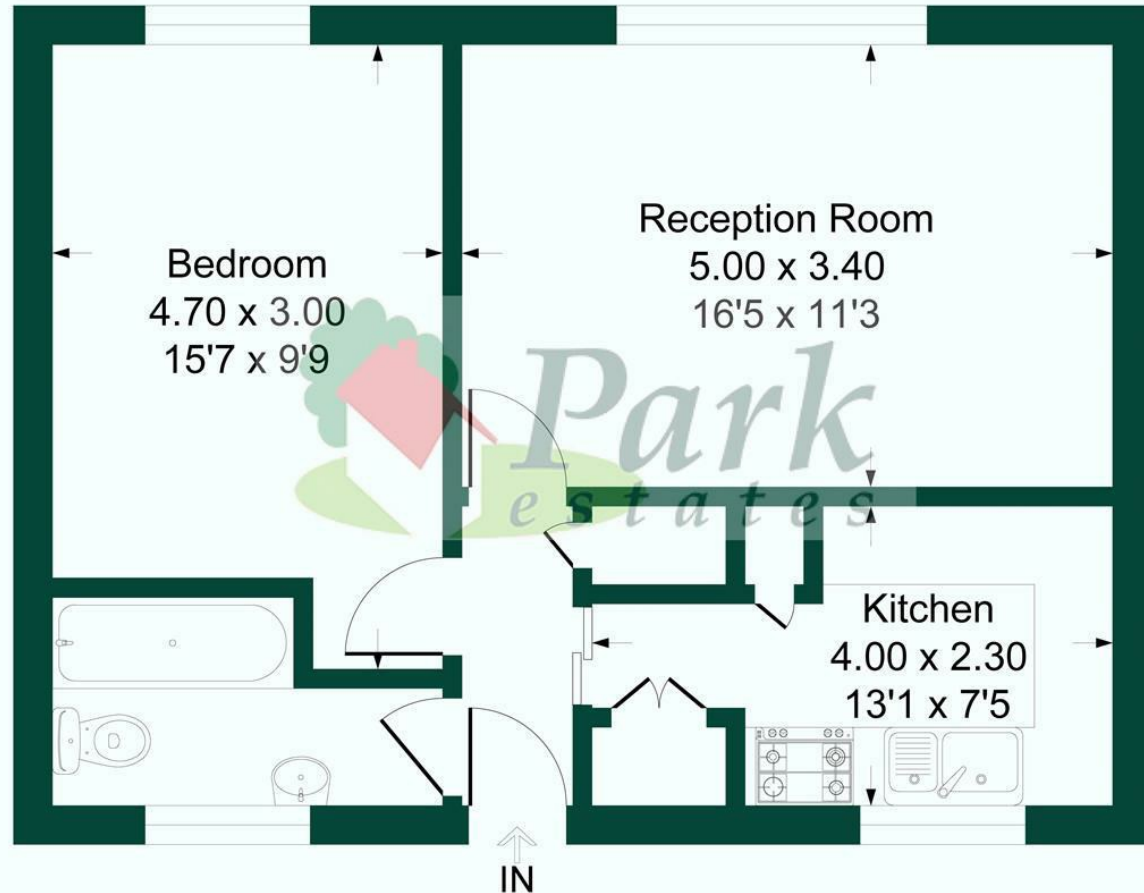
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## Dunstan House

Approximate Gross Internal Area = 45.1 sq m / 486 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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