

Arica Road SE4 £375,000 0207 781 9888 pedderproperty.com











In general

- Two bedrooms
- Spacious reception room
- Separate fitted kitchen
- Family bathroom
- Abundance of light
- Plenty of storage
- Gas central heating
- Close to excellent transport links
- Freehold

In detail

A two bedroom freehold flat for sale on the popular Arica Road in need of modernisation.

This property comprises a reception room, separate fitted kitchen, family bathroom suite, loft room and two bedrooms. Further benefits include an abundance of light, plenty of storage, double glazing, gas central heating and the reception room and kitchen could potentially be open plan.

This property is situated approximately just 0.5 miles to Brockley station offering 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 and gastro pubs. EPC D.

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



















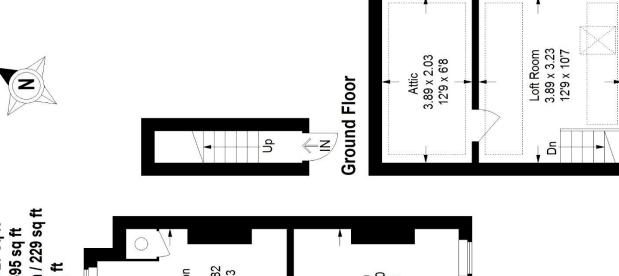


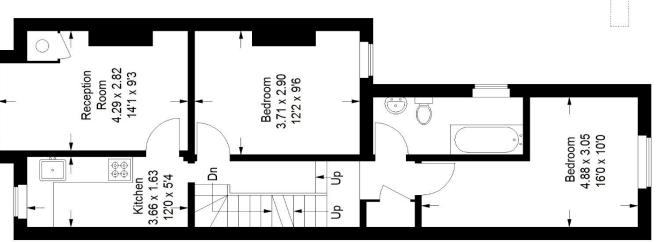


Floorplan

Arica Road, SE4

Approximate Gross Internal Area Ground Floor = 2.5 sq m / 27 sq ft First Floor = 55.3 sq m / 595 sq ft Second Floor = 21.3 sq m / 229 sq ft Total = 79.1 sq m / 851 sq ft





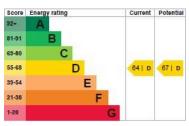
First Floor

Reduced headroom below 1.5 m / 5'0

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Second Floor

and compass bearings before making any decisions reliant upon them. Copyright www.pedderproperty.com © 2021 s only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes



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