



Arica Road SE4  
£375,000

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# 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

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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  
and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	67   D
39-54	E		
21-38	F		
1-20	G		

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