



Darfield Road SE4  
£525,000

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# In general

- 3 bedrooms
- 2 bathrooms
- Victorian conversion
- Open plan living/dining room area
- Excellent transport links

# In detail

A spacious and light 3 bedroom, 2 bathroom split level Victorian conversion flat located on a quiet road in Brockley/Crofton Park, close to ladywell park and hilly fields.

The property offers a generous open plan living/dining room area with a bay window and open fireplace, connected to a well fitted kitchen complete with breakfast bar. Windows on both sides of the space means that the living area is very light and airy.

The main bathroom and one of the bedrooms are also located on the first floor, the bathroom has been recently refurbished with a walk-in shower and modern vanity unit. The master bedroom with ensuite bathroom and a third bedroom are located on the top floor of the property.

Darfield road is a popular road with great transport links - close to Crofton Park train station but within easy walking distance of Brockley station. Close to local amenities, parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs. EPC: E



# Floorplan

## Darfield Road SE4

Approximate Gross Internal Area

Ground Floor = 1.6 sq m / 17 sq ft

First Floor = 53.2 sq m / 572 sq ft

Second Floor (Excluding Eaves)

33.5 sq m / 361 sq ft

Total = 88.3 sq m / 950 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43   E	60   D
21-38	F		
1-20	G		

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