



Hazeldon Road SE4  
£450,000

0207 781 9888  
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# In general

- Chain free
- Period property
- Private entrance
- Share of freehold
- Large double bedroom
- Kitchen diner
- Over 670 square foot
- 26ft private garden
- Close to Crofton Park & Honor Oak Park train station

# In detail

A delightful one bedroom ground floor Victorian period maisonette on a quiet road in the centre of Brockley generous private garden.

The property has retained many period features and is decorated to a very high standard throughout. The property has a large double bedroom, separate reception room, kitchen-diner and has a share of the freehold.

It is set across 679 square foot with the kitchen-diner leading out to a private garden, stretching over 26 foot which offers the perfect space to relax.

The bedroom is tastefully decorated and also benefits from another cast iron fireplace and wooden floors. The generously sized separate kitchen is big enough for a large kitchen table and is the perfect entertaining space.

Located in close proximity to Hilly Fields and all the local transport links and amenities, it is offered to the market without onward chain.

Located approximately just 0.1 miles from Crofton Park Station, 0.5 miles from Honor Oak Park Station and 0.9 miles from Brockley Station offering excellent transport links into London Bridge, Blackfriars and many other central locations.

Local amenities are also close by in this thriving community which includes a variety of restaurants, gastro pubs, coffee shops, parks and local schools.

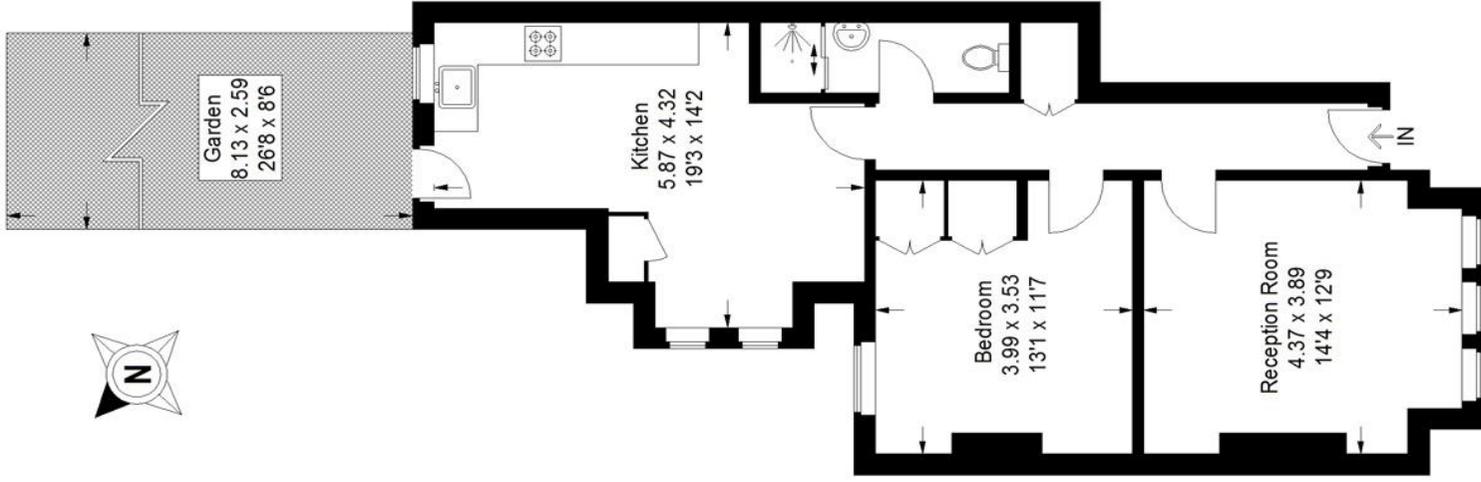
Viewings are highly recommended, call the Pedder Brockley sales team to arrange a viewing today on 0207 781 9888.

EPC: D | Council tax band: B | Lease: 993 years | SC: Ad Hoc | GR: £0



# Floorplan

**Hazeldon Road, SE4**  
**Approximate Gross Internal Area**  
**63.1 sq m / 679 sq ft**



## Ground Floor

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68   D	79   C
39-54	E		
21-38	F		
1-20	G		

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