



Arabin Road, SE4
Guide £450,000 - £475,000

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In general

- One bedroom
- Victorian period flat
- Excellent transport links
- Generous private garden
- Summer house/studio office
- EPC: D

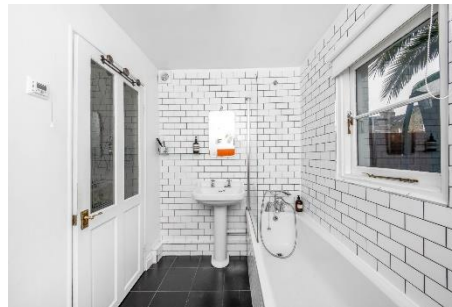
In detail

A delightful one bedroom ground floor Victorian period flat on a quiet road in the centre of Brockley, with a generous private garden housing a detached home summer house/studio office to the rear of the property.

The flat has retained many period features including cornicing, wooden floors and cast iron fireplaces, and is decorated to a very high standard throughout. There is also a small dry cellar which offers lots of storage space. The light and airy reception room has a bay window with fitted shutters and a cast iron fireplace with wooden surround. The floors are natural wood and the room also benefits from built in storage solutions.

The bedroom is tastefully decorated and also benefits from another cast iron fireplace and wooden floors. This property has a generously sized separate kitchen which is big enough for a large kitchen table and also has a Belfast sink and wooden work tops to match the wooden floors. The modern and stylish bathroom benefits from a large bath with a shower and a separate wc.

The garden is private and secluded with a broken slate ground covering and a beautiful palm tree. It leads to a detached studio/summer house which could be used as an office. The property is located in central Brockley, close to hillyfields park and all the local transport links and amenities. EPC: D



Floorplan

Arabin Road, SE4

Approximate Gross Internal Area

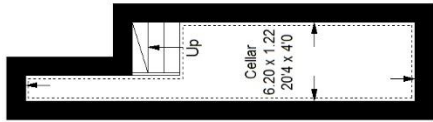
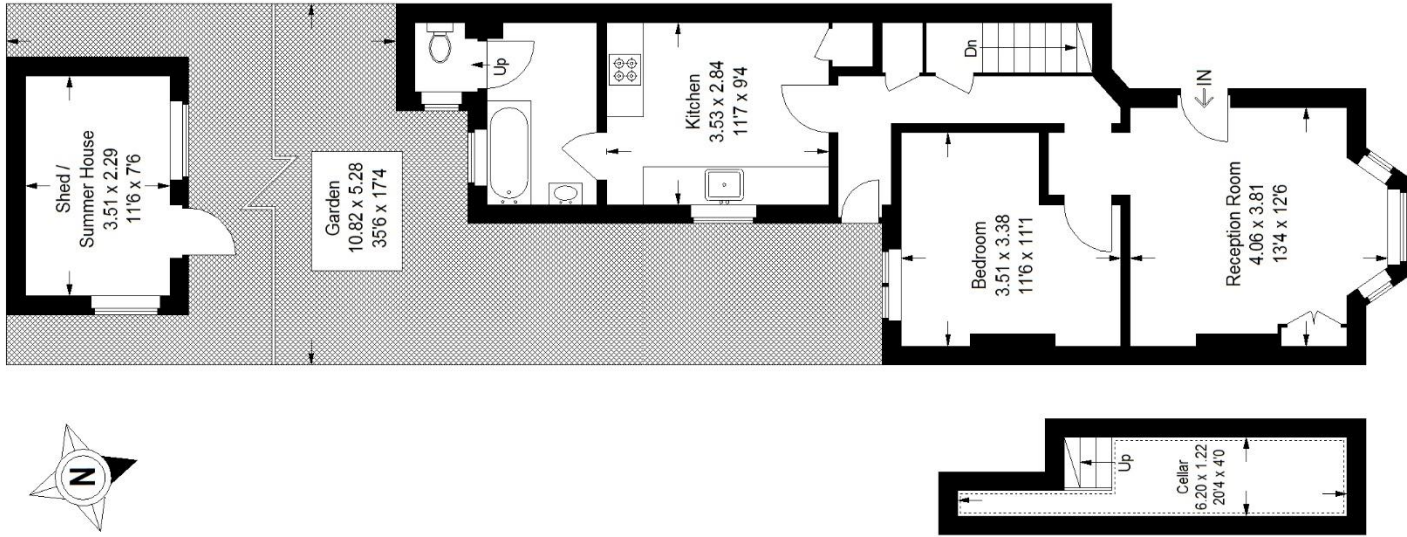
Cellar = 6.3 sq m / 68 sq ft

Ground Floor = 53.1 sq m / 572 sq ft

Total (Excluding Outbuilding)

59.4 sq m / 640 sq ft

 = Reduced Headroom Below 1.5 M / 5'0



Cellar

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		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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