



St. Asaph Road | Brockley | London | SE4 2EB

- **First Floor**
 - **Double bedrooms**
 - **Great location**
 - **Own entrance**
 - **Neutral decor**
 - **Long lease**
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This super period conversion offers natural light, high ceilings and spacious accommodation that measures in excess of 900 square feet. It has been improved by the current owner and is beautifully presented.

Further features include: 2 sizeable double bedrooms - the master being fitted with built in wardrobes, a vast reception room that features a bright bay window and a period fireplace, gas central heating, a fully tiled bathroom, a modern kitchen, an additional study/office and a long lease.

The property is well located for both Brockley and Nunhead stations which offer frequent trains to London Bridge and Victoria, as well local amenities which include coffee shops, restaurants and supermarkets such as Sainsbury's Local.

Early viewing is recommended.

EPC rating E

Lease:

Service Charge:

Ground Rent:



91b St. Asaph Road, London
Approximate Gross Internal Area
85 Sq M/916 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

Bryan & Keegan, 360 Brockley Road,
Brockley, London, SE4 2BY

Tel: 020 8691 1155
info@bryanandkeegan.co.uk
www.bryanandkeegan.co.uk

Bryan & Keegan
ESTATE AGENTS