



Manor Avenue, SE4
Offers in excess £500,000

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In general

- Fantastic period conversion in Brockley Conservation area
- Two double bedrooms
- Spacious reception room complete with fireplace
- Modern bathroom suite
- Separate kitchen
- Period features including large sash windows and high ceilings
- Close to excellent transport links
- Near to local amenities and schools
- Large shared garden
- Abundance of light and storage throughout

In detail

A fantastic two bedroom period conversion flat on the highly sought after Manor Avenue within the Brockley Conservation area.

This property boasts a very spacious separate reception room, complete with a period fireplace. There are two double bedrooms with large sash windows, a modern bathroom suite, a separate fitted kitchen and a very large shared garden to the rear. Further benefits include period features throughout, a sympathetic finish, large sash windows providing an abundance of natural light, plenty of storage throughout and high ceilings.

The property is situated approximately 0.4 miles to Brockley Station, and is close to Crofton Park, St John's, and Ladywell stations, all offering excellent links into London Bridge, Cannon Street, Canada Water and Whitechapel. This beautiful property is just a short walk from Hilly Fields Park and highly regarded schools, as well as other local amenities including a variety of restaurants, coffee shops, parks and gastro pubs and the historic and much filmed venue, the Rivoli Ballroom.

There are also a variety of independent boutiques and shops, including Crofton Books, along with award winning restaurants and takeaways such as Brockley's Rock providing first-class Fish and Chips, Babur, best of Indian cuisine, and L'Oculto, tapas restaurant and wine bar.

EPC: D | Council Tax Band: C | Lease: 115 Years Remaining | SC: £0 | GR: £0 | BI: As & when

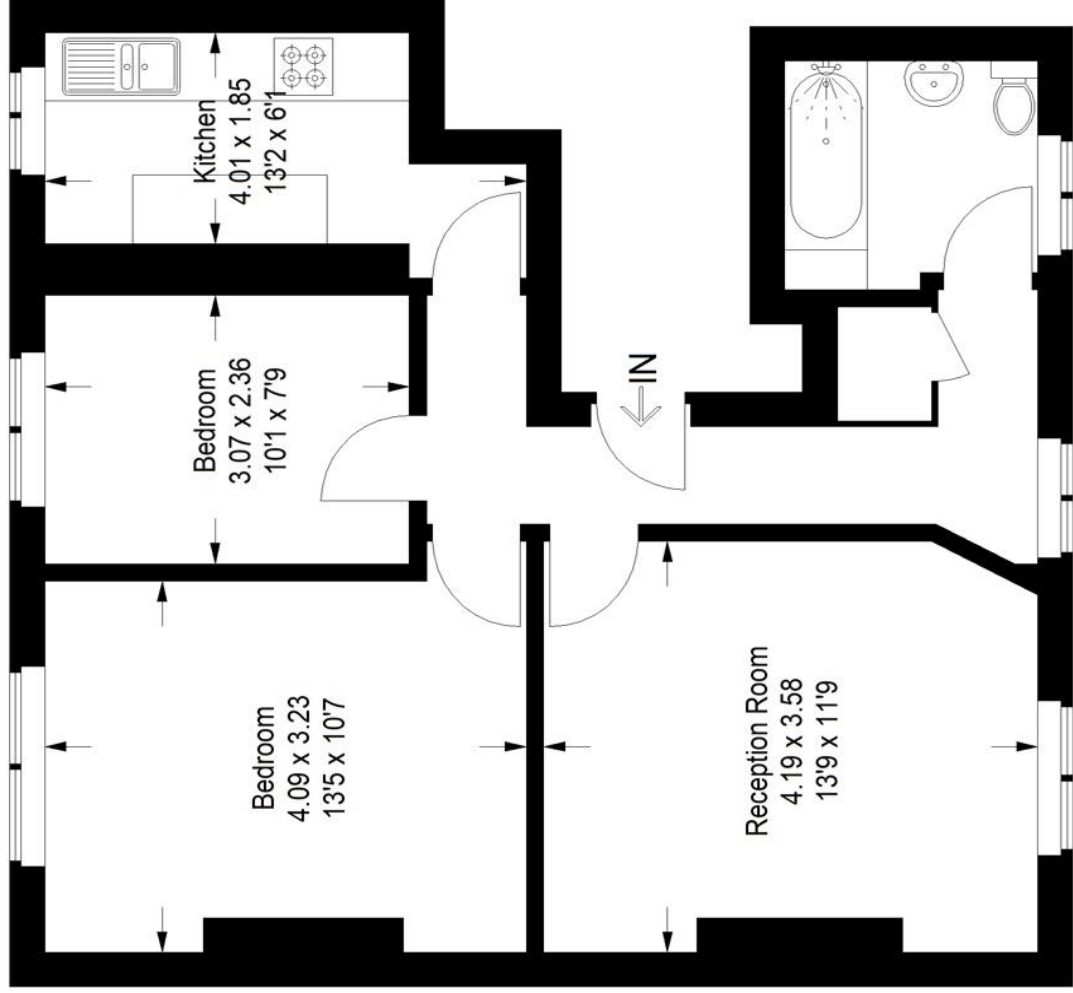


Floorplan

Manor Avenue, SE4

Approximate Gross Internal Area

58.4 sq m / 629 sq ft



First 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	59 D	74 C
39-54	E		
21-38	F		
1-20	G		

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