



Adelaide Avenue, SE4
£475,000

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In general

- Two double bedrooms
- Very spacious reception room
- Modern bathroom suite
- Separate fitted modern kitchen
- Within Brockley Conservation area
- Very nice finish throughout
- Close to excellent transport links and local amenities
- Across the road from Hilly Fields Park
- Communal garden
- Abundance of light provided by sash windows

In detail

A fantastic two double bedroom flat for sale on the sought after Adelaide Avenue situated within the Brockley Conservation Area.

This beautifully finished flat offers approximately 640 sq ft and comprises a very spacious reception room complete with large sash windows, a separate fitted modern kitchen, modern bathroom suite, two double bedrooms and a communal garden.

Further benefits include a long lease, share of freehold, an abundance of natural light, plenty of storage, high ceilings, off street parking and so much more.

This property is situated approximately just 0.6 miles to Brockley station, 0.4 miles to Crofton Park station and 0.6 miles to Ladywell station, there are excellent transport links into London Bridge, Highbury & Islington, Waterloo and many other locations.

It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes, gastro pubs and you have Hilly Fields Park just across the road. There are also popular schools in the area.

Viewings are highly recommended, call the Pedder Brockley team to arrange a viewing today.

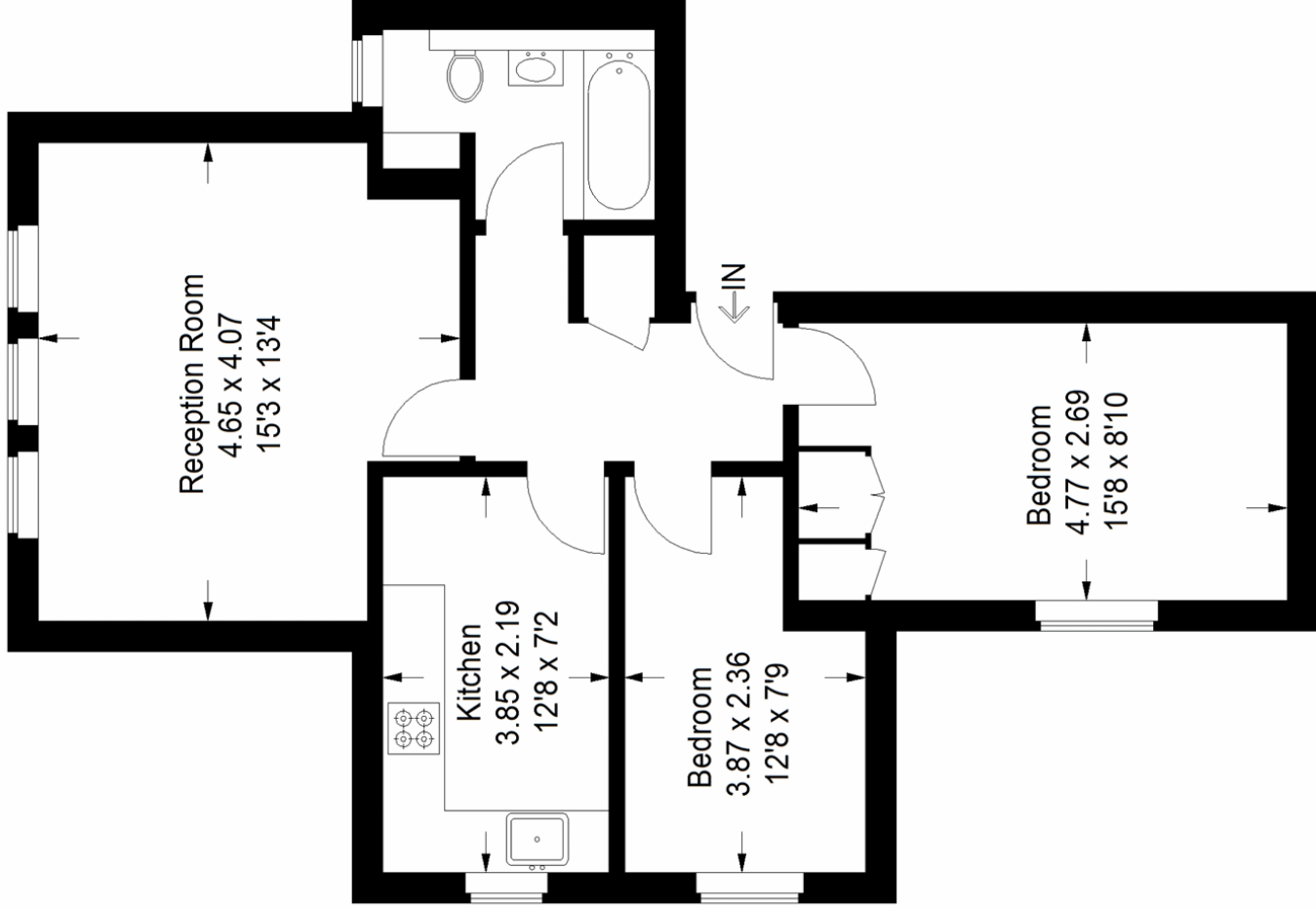
EPC: C | Council Tax Band: C | Lease: 994 Years Remaining | SC: £117.31 pcm | GR: £0 | BI: Incl. in SC



Floorplan

Bridge House, SE4

Approximate Gross Internal Area
59.5 sq m / 640 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	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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