



Millmark Grove  
Guide £650,000 - £675,000

0207 781 9888  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- Three bedrooms
- Two bathrooms
- Two reception rooms
- Chain free
- Private garden
- Close to local amenities
- Excellent transport links
- Potential to extend STPP

# In detail

A bright and spacious three-bedroom house for sale on the sought-after Millmark Grove just moments away from Brockley station.

Offered chain free.

This property boasts a large open plan ground floor comprising two reception rooms and fitted kitchen.

In addition to this the property offers three bedrooms, two-bathroom suites and a private rear garden.

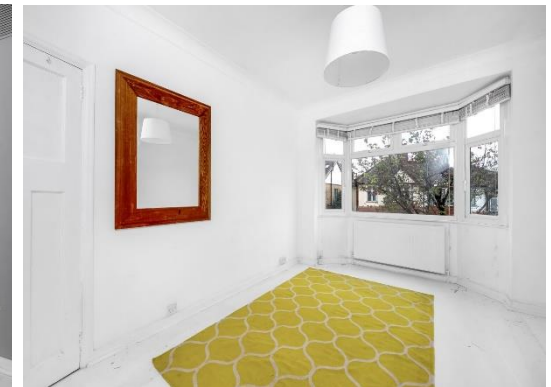
Further benefits include fitted wardrobes, bay window, an abundance of light, plenty of storage and so much more.

This property is situated approximately just 0.3 miles to Brockley station offering excellent transport links into London Bridge, Highbury & Islington and many other locations.

It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes and gastro pubs.

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

EPC: D | Council Tax Band: D



# Floorplan

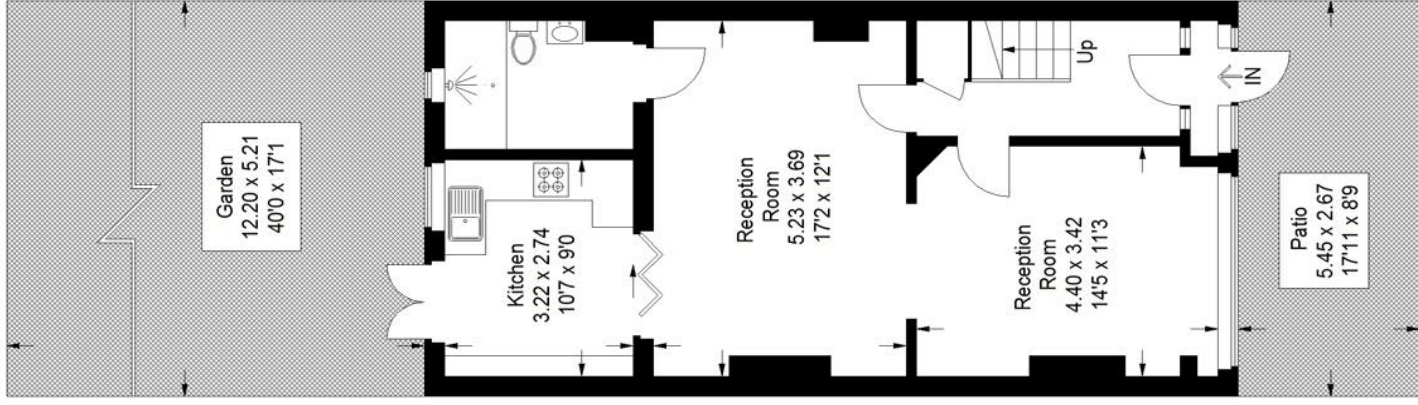
## Millmark Grove, SE14

Approximate Gross Internal Area

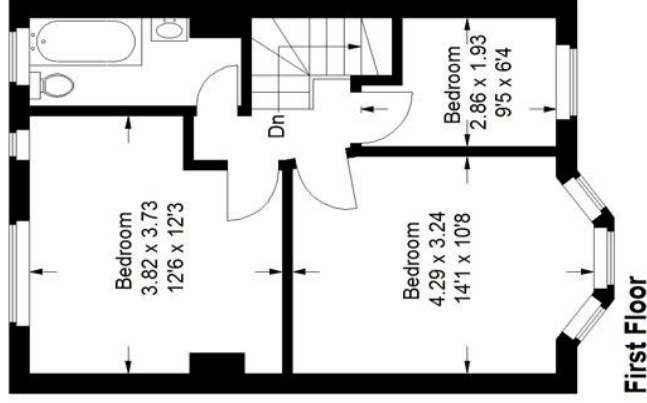
Ground Floor = 59.7 sq m / 643 sq ft

First Floor = 41.4 sq m / 446 sq ft

Total = 101.1 sq m / 1089 sq ft



**Ground Floor**



**First Floor**

Copyright www.pedderproperty.com © 2022  
 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		64   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.