



Braxfield Road, SE4
£300,000

0207 781 9888
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In general

- One bedroom Victorian conversion
- Situated on the 'Brockley ladder'
- Newly refurbished
- Open plan kitchen/ reception room
- Modern bathroom
- Private outdoor space
- Close to excellent transport links
- Local amenities very close by

In detail

A fantastic one-bedroom Victorian conversion for sale on the popular Braxfield Road, offered to the market chain free.

Situated on the 'Brockley ladder', this newly refurbished property is set on the ground floor and offers a bright and spacious open plan kitchen/reception room, one double bedroom, a modern bathroom and a private outdoor space.

Further benefits include double glazing, modern finish throughout, abundance of light, excellent transport links from nearby stations and so much more.

The apartment is superbly located approximately just (0.4) miles from Crofton Park Station and Brockley station offering great transport links to London Bridge, London Waterloo, Waterloo East, Charing Cross, Cannon Street and many other locations across the whole of London.

It is also well positioned for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

Early viewings are highly recommended, call the Pedder Brockley Sales Team to arrange a viewing today.

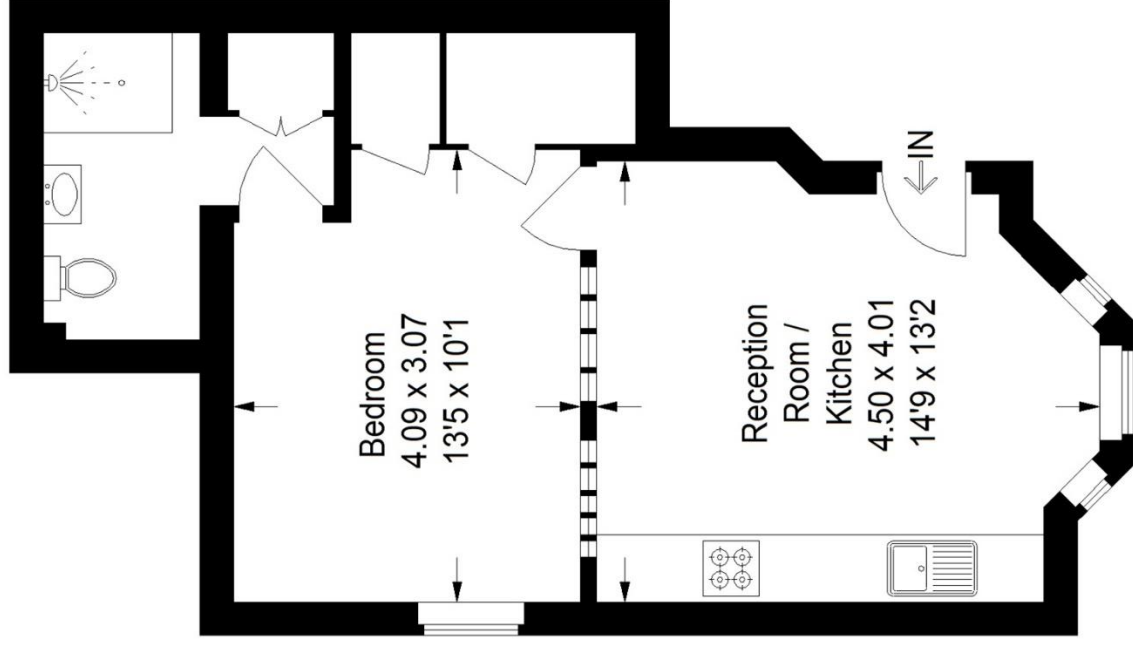
EPC: D | Council Tax Band: A | Lease: 125 Years Remaining | SC: Ad hoc | GR: £0 | BI: TBC



Floorplan

Braxfield Road, SE4

Approximate Gross Internal Area
37.5 sq m / 404 sq ft



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		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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