



Tressillian Road, SE4
£325,000

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In general

- Open plan kitchen/ reception room
- One double bedroom
- Private patio
- Modern bathroom suite
- Share of Freehold
- Close to local amenities
- Excellent transport links
- Within Brockley conservation area

In detail

A beautifully presented one double bedroom maisonette for sale in the conservation area in Brockley.

This property features an open plan kitchen/ reception room complete with a lovely bay window, a modern bathroom suite, one double bedroom and private patio.

Further benefits include plenty of storage, an abundance of light and a shed. This property is also Share of Freehold.

Located on the ground floor of an extremely charming period building, this property has maximised the space and perfectly executed the layout with a clean and fresh finish.

The property is situated approximately 0.5 miles to Brockley, St John's, and Ladywell stations, all offering excellent links into London Bridge, Cannon Street, Canada Water and Whitechapel.

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

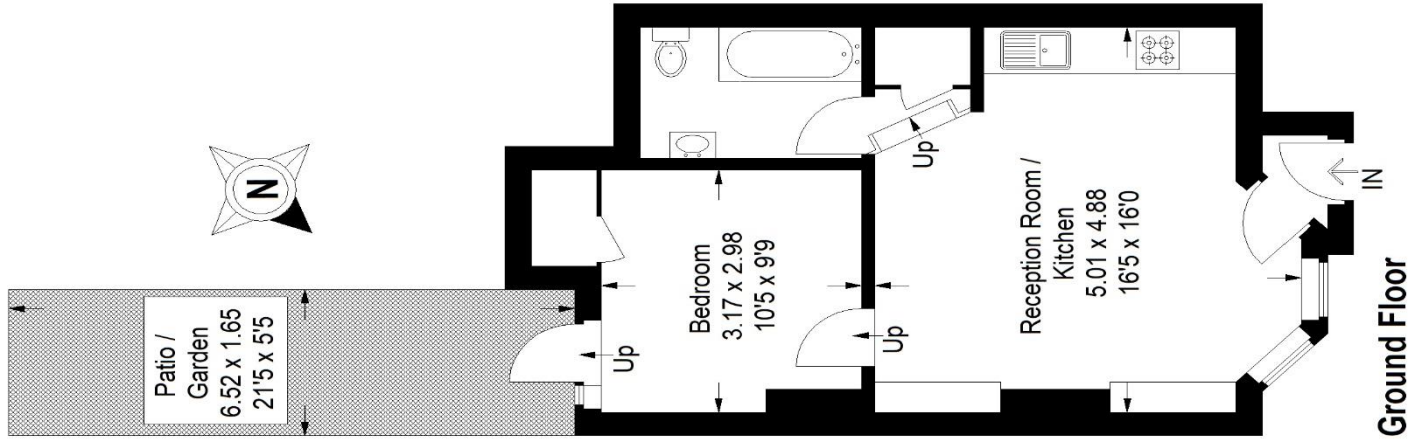
EPC: C | Council Tax Band: B | Lease Term Remaining: 112 years | GR: 0 | SC: 0 | BI: Flat A share £334.08



Floorplan

Tressillian Road, SE4

Approximate Gross Internal Area
39.5 sq m / 425 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	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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