

Bridge House, Adelaide Avenue

Offers in excess of £450,000

Bryan & Keegan
ESTATE AGENTS

- Chain free
- Off-street parking
- Two bedrooms
- Share of freehold
- Brockley conservation area
- Great transport links
- Close to Hilly Fields
- Modern kitchen and bathroom





Nestled in the heart of the Brockley Conservation Area and just moments from the lush greenery of Hilly Fields, this exceptional flat is a fantastic opportunity for all buyers, whether you are first time buyers eager to step onto the property ladder or investors looking to expand their portfolio.

Boasting over 600 sq. ft. of well-appointed living space, the property features two bedrooms, including a generous master, a spacious reception room with ample space for dining, a modern fitted kitchen, a stylish neutral bathroom suite, and gas central heating. Beautifully decorated throughout, this light-filled home is ready for immediate occupancy and has the benefits of being sold chain free, with a share of freehold, communal parking and a communal garden.

Ideally located, the flat is just a short stroll from Brockley Overground, Crofton Park, Ladywell Station, and Lewisham DLR, providing frequent services to London Blackfriars, London Bridge, Waterloo East, and Canary Wharf.

The local area is vibrant and well-connected, offering a fantastic selection of shops, restaurants, cafés, supermarkets, and bars, making it a sought-after spot for those looking to enjoy the best of South East London living



Brockley, 360 Brockley Road, Brockley,
London, SE4 2BY

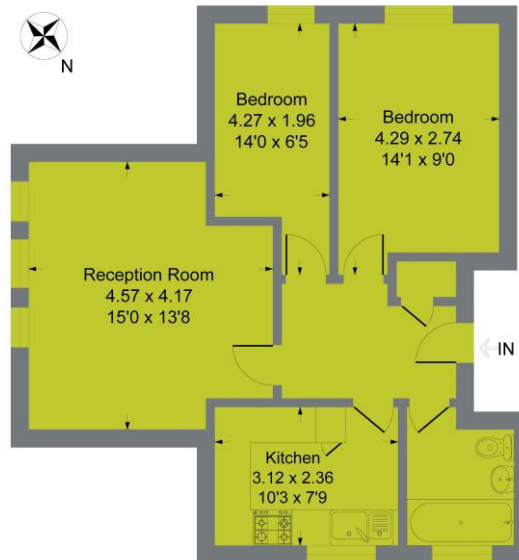
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Approximate Gross Internal Area 56.0 sq m / 603 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

Bryan & Keegan

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.