

Lindal Road | London | SE4

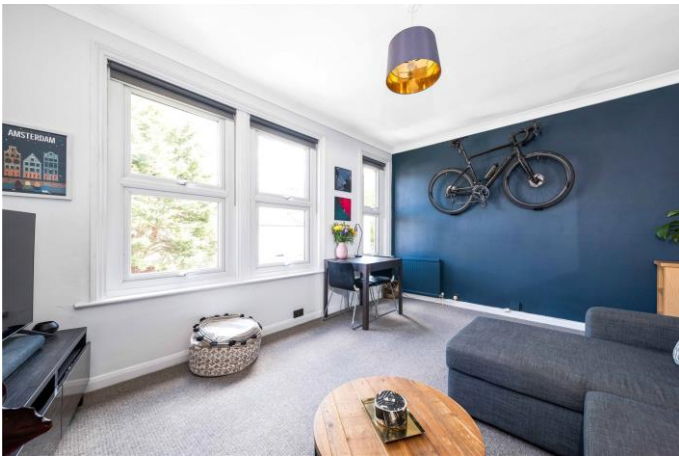
**Bryan & Keegan**  
ESTATE AGENTS

Guide Price £325,000



- Chain Free
- Top floor flat
- Well-presented throughout
- Close to shops and Amenities





A super first floor conversion which is located on a tranquil road just minutes from Crofton Park station.

The property has been improved by the current owners and is beautifully presented throughout. It also has the added advantage of a long lease and no onward chain.

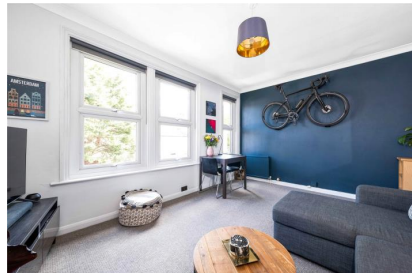
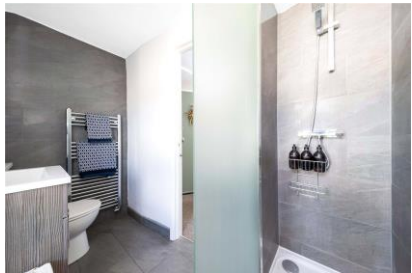
Key features include a spacious reception room with space to dine, a double bedroom, a fully tiled shower room, and a modern fitted kitchen complete with oak work surfaces.

The local high street offers a variety of amenities including coffee shops, restaurants, supermarkets, a public library and the renowned Rivoli ballroom.

The property is a stone's throw from Crofton Park station which offers frequent trains into London Blackfriars & Farringdon via the city Thameslink. Brockley Overground is within half a mile and has services into London Bridge & Dalston.

Council tax band: B



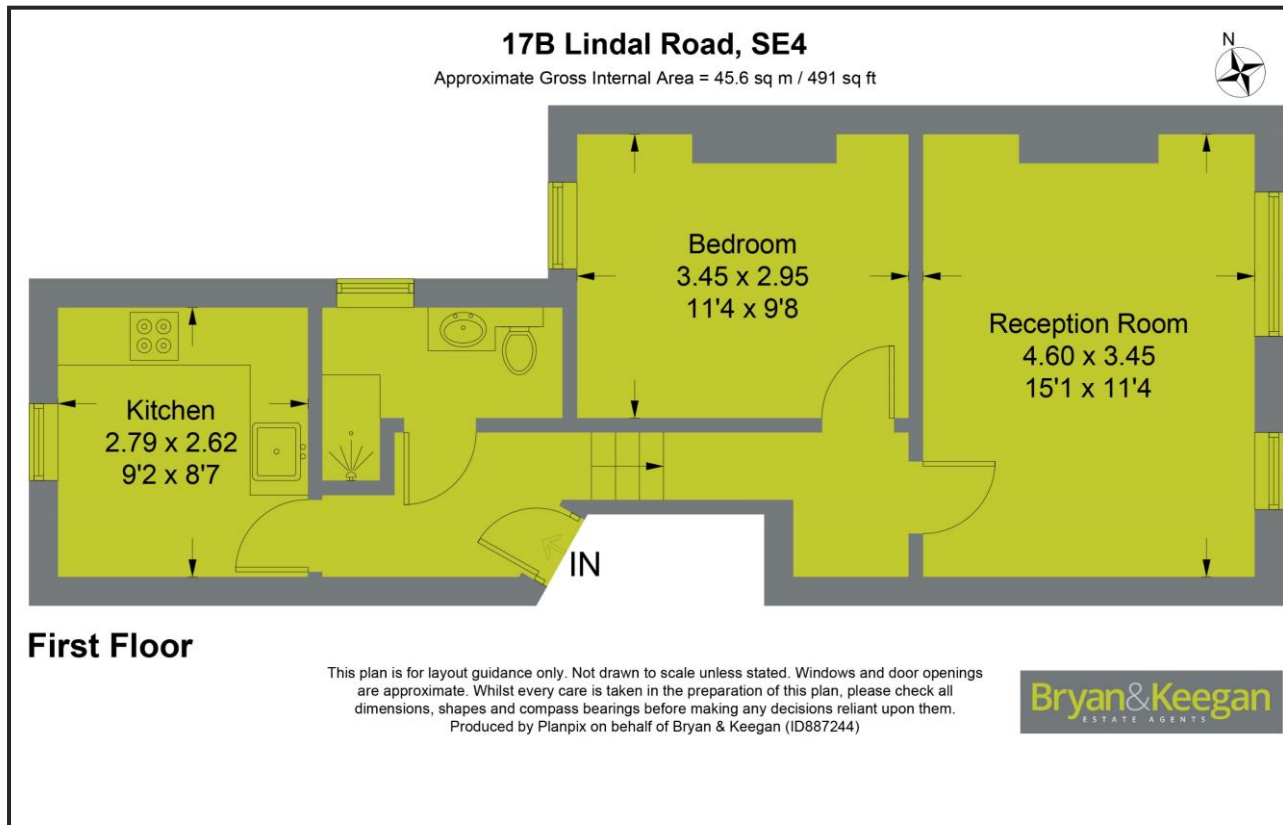


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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.