

Montague Avenue, Brockley, London, SE4

OIEO: £250,000

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Bryan & Keegan
ESTATE AGENTS

- Chain free
- Opposite Hilly fields
- Desirable location
- Ideal first-time purchase
- Great investment potential
- Well maintained throughout





Located in a highly desirable location, within the heart of the Brockley conservation area, opposite the beautiful greenery of Hilly fields, is this well-presented super studio flat.

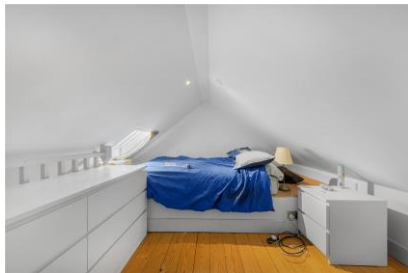
Currently rented, the property can be used as a fantastic buy to let investment, fetching a yield of 6% approx. Alternatively, the property can be sold with vacant possession and would make an ideal first-time purchase.

Montague Avenue is a highly sought after location, with pretty views over Hilly fields, and the ideal location for easy reach of local shops, amenities, fantastic transport links and local parks. Early viewing is highly recommended.

Lease 110 years

Ground rent: £250 per annum.

Service Charge £100pcm



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Approximate Gross Internal Area 45.5 sq m / 490 sq ft



First Floor

Second Floor

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(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.