

Breakspears Road | London | SE4 1TS

Offers in excess of: £675,000

Bryan & Keegan
ESTATE AGENTS

- Chain Free
- Large Split level top floor flat
- Three double bedrooms
- Measures in excess of 1206 sq ft
- Share of Freehold
- Communal garden





Located on a sought after road in the Brockley conservation area is this glorious split level flat.

The property measures in excess of 1200 square feet and has been carefully and impeccably renovated by the current owners including a recent loft conversion.

Key features include a modern matt kitchen, with integrated appliances and brass handles, three double bedrooms - including a 20ft principal room which benefits from an en suite shower room and built in storage, period features, a luxury family bathroom, a communal garden, and the added advantage of a share of the freehold.

Breakspears Road is well located for transport links with Brockley & St Johns stations less than half a mile away. Lewisham and Elverson Road DLR are also within walking distance for anyone who requires connections to Canary Wharf.

Other notable points of interest include Hilly Fields Park, and an award winning food market held each Saturday in the Lewisham College car park.

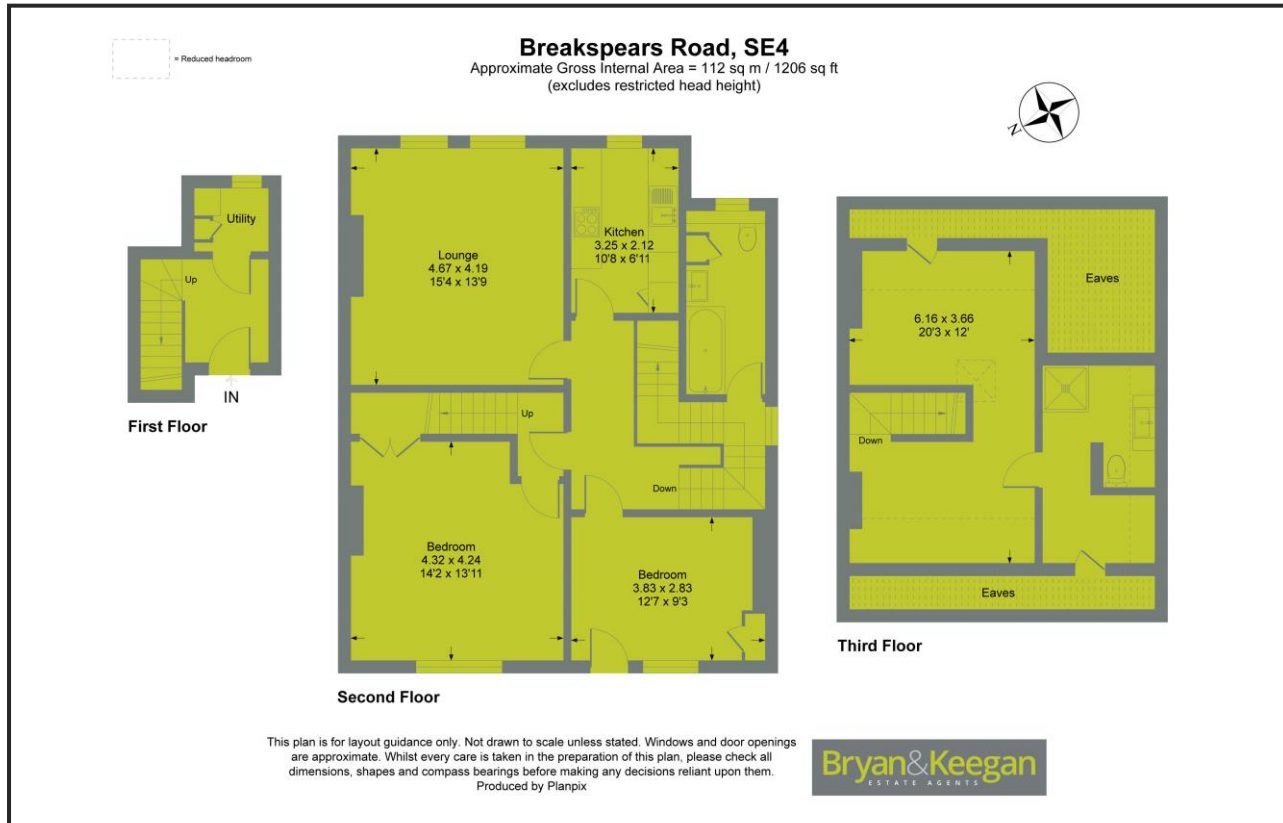
Ground rent: N/A

Service Charge per annum: £900.00



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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.