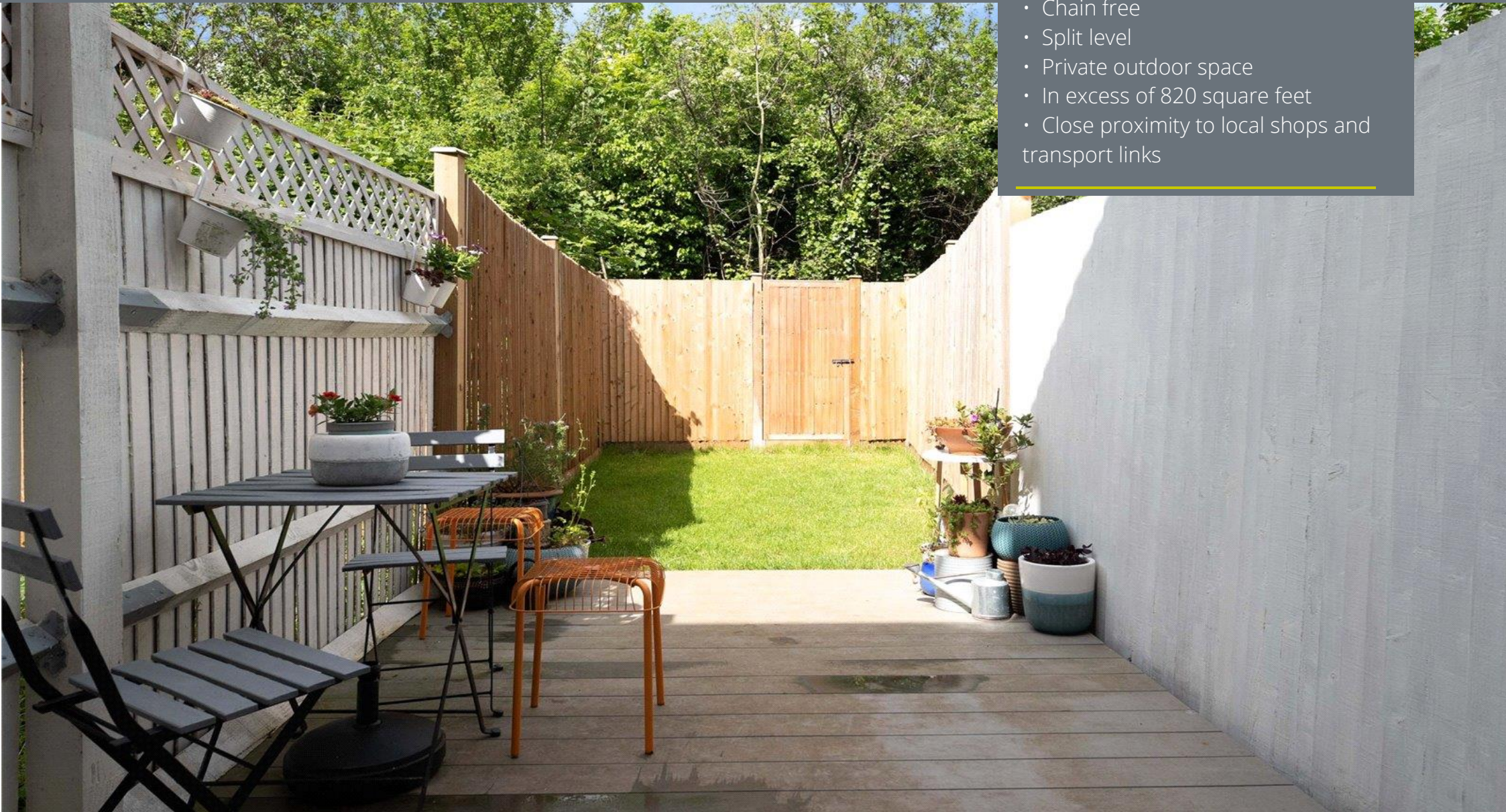


Croftongate Way, London, SE4 2DL

Croftongate Way | OFFERS IN EXCESS OF £475,000

Bryan & Keegan
ESTATE AGENTS

- Chain free
- Split level
- Private outdoor space
- In excess of 820 square feet
- Close proximity to local shops and transport links





****OFFERS BETWEEN £475,000 - £495,000**** - A fantastic split level apartment which is nestled away in a private and quiet development between Crofton Park & Honor Oak.

The property is beautifully presented and measures in excess of 820 square feet. It also has the added advantage of no onward chain.

Key features include a bright and spacious reception room which includes wooden floors and space to dine, two bedrooms, a matt grey kitchen fitted with solid wood work surfaces, an updated bathroom suite complete with white metro tiling and a rainfall shower, downstairs WC, a long balcony connecting the bedrooms, a large exterior storage unit, private parking space and a rear garden that measures approximately 20ft.

Crofton Park & Honor Oak stations are both less than half a mile and offer frequent trains to London Blackfriars & London Bridge. There are also peak time trains to Victoria.

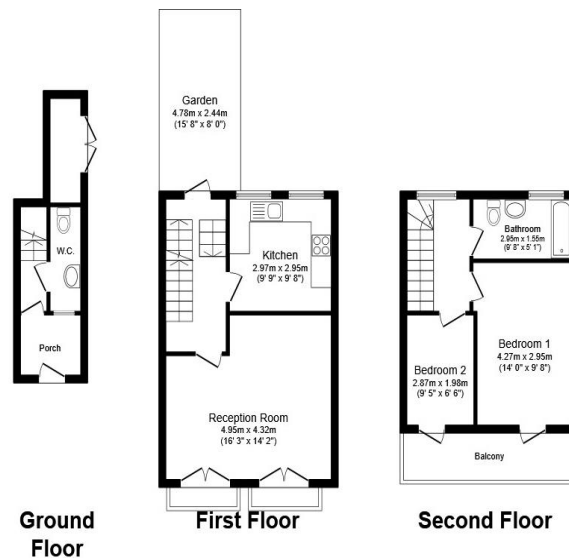


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Total floor area 76.5 sq.m. (823 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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.