

# Crofton Park Road, London, SE4 1AL

Offers in excess of £425,000

**Bryan & Keegan**  
ESTATE AGENTS

- Large one bed garden flat
- Period Conversion
- Spacious front reception room
- Quiet location
- Fitted kitchen diner
- Gorgeous private rear garden





**\*\*Offers between £425,000-£440,000\***

A gorgeous period conversion located on a popular road in Crofton Park and benefitting from sole use of a private garden.

The property measures an impressive 580 square feet and has the scope for extension should the need arise.

Key features include a kitchen diner, a large reception room with a bay window and built in storage, a neutral bathroom, period features and a double bedroom.

Crofton Park Road is a sought after street, conveniently nestled between Crofton Park and Honor Oak. The walking distance to either station is around 10 minutes with trains to London Blackfriars and Farringdon via the City Thameslink or London Bridge and Dalston via the Overground.

Both high streets offer a great selection of amenities including coffee shops, supermarkets, and restaurants.

Ground rent (per annum): £10.00

Service Charge (Per month): £40.00



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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>		<b>76</b>
(55-68) <b>D</b>	<b>68</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.