

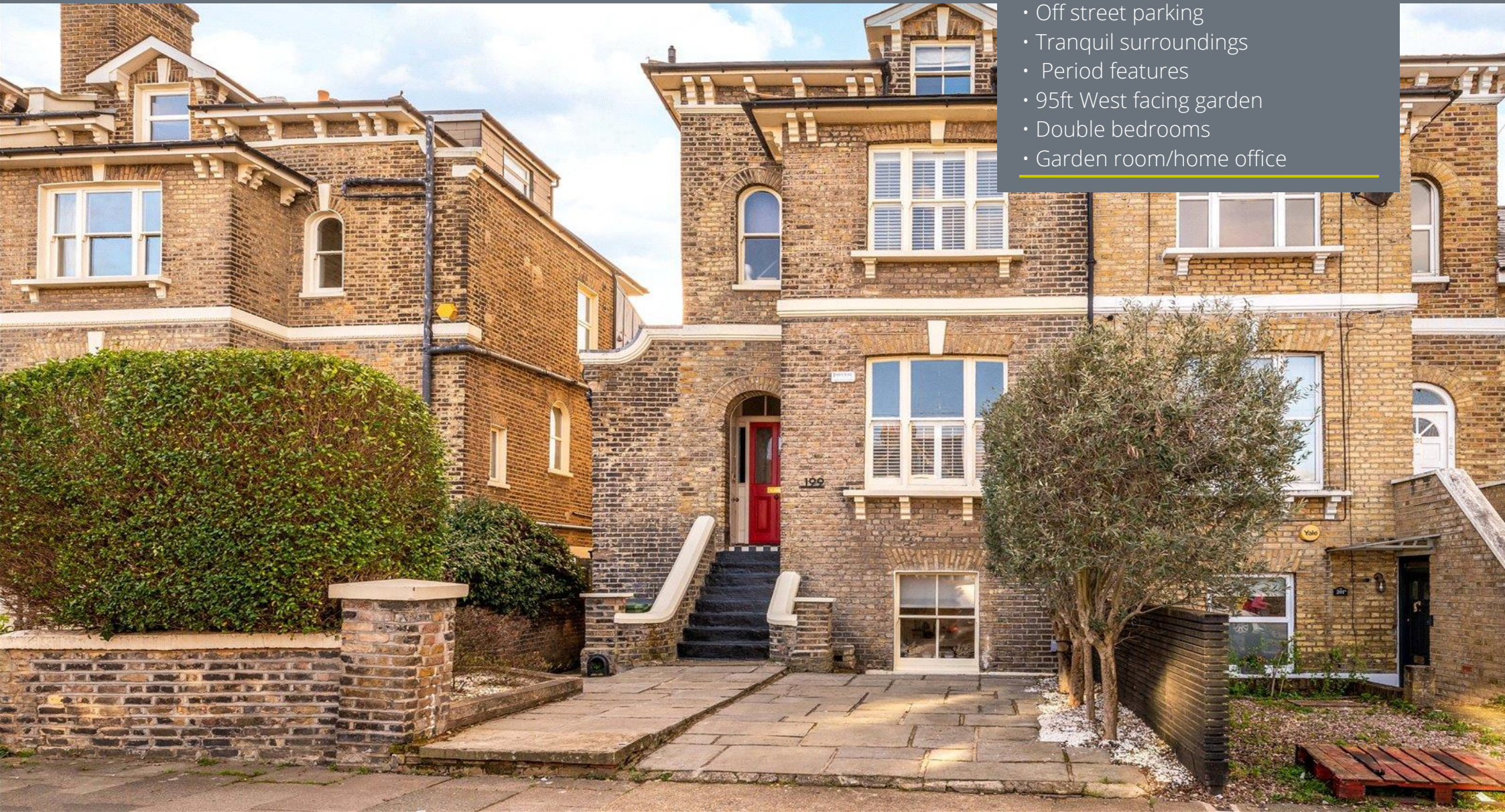
Brockley Rise, SE23 1NL

£1,350,000

www.bryankeegan.co.uk

Bryan & Keegan
ESTATE AGENTS

- Off street parking
- Tranquil surroundings
- Period features
- 95ft West facing garden
- Double bedrooms
- Garden room/home office





Bryan & Keegan are delighted to present this incredible period family home, occupying a highly sought after location on a very 'quiet' one-way street in Honor Oak.

In our opinion, it's extremely rare to find a property that ticks so many boxes. The layout is flexible and versatile with accommodation measuring in excess of 2300 square feet. It's also beautifully presented with a great blend of period features and contemporary style.

From the moment you arrive you can't help but be impressed by the imposing brick facade, off street parking and EV charging point.

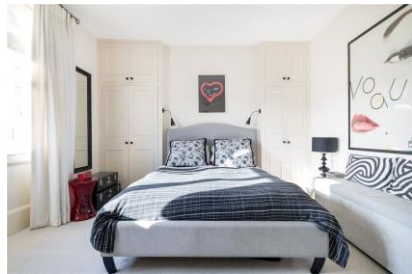
The main entrance takes you to the hall floor where there are two large reception rooms with original marble fireplaces. A few steps down to the lower floor welcome you into a bright kitchen diner, a utility room and a further reception room.

The upper floors all benefit from larger than average double bedrooms. A family bathroom is located on the first floor and has a freestanding bath, while the top floor has a modern shower room.

The rear of the property has a fantastic west facing garden, measuring approximately 95ft with a patio area, a large lawn and a garden room which is currently used as an office.

Transport links are extremely convenient. Honor Oak has frequent trains into London Bridge, Shoreditch & Islington. Crofton Park has services into Blackfriars, Farringdon & Kings cross via the City Thameslink.

Stillness Primary school is located at the end of the road and is rated Ofsted outstanding



Brockley, 360 Brockley Road, Brockley,
London, SE4 2BY

Tel: 020 8691 1155

info@bryanandkeegan.co.uk

www.bryanandkeegan.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(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.