

Holdenby Road, London, SE4

OIEO: £475,000

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- Sought after location
- Two double bedrooms
- Family bathroom
- Period features
- Direct access to private south facing garden





Welcomed to the SE4 market is this beautifully presented two-bedroom maisonette, ideally located on a quiet, sought after residential street in Crofton Park. Measuring at over 720 sq. foot and benefitting from its own private south facing garden, this property is a must see for first time buyers or those looking for a turnkey property.

Key features include: Two double bedrooms, a fitted kitchen with space to dine, a fully tiled bathroom, gas central heating, a spacious reception room, ample storage, a long lease, period features, high ceilings and wood flooring.

Holdenby road is just a short walk from Crofton Park high street, offering a fantastic selection of amenities including trendy coffee shops, cafe's, restaurants, supermarkets and the famous Rivoli ballroom is just round the corner.

Honor Oak & Crofton Park stations provide fantastic transport links into Central London. The local area benefits from sought after schools and beautiful, open green spaces, including Hilly Fields, Blythe Hill Fields and Ladywell Fields.



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Approximate Gross Internal Area 67.6 sq m / 728 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Measurements are taken to the innermost part of the room unless otherwise specified. Dimensions, shapes and compass bearings before making any decisions about space them. Produced by Truema.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	80
(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.