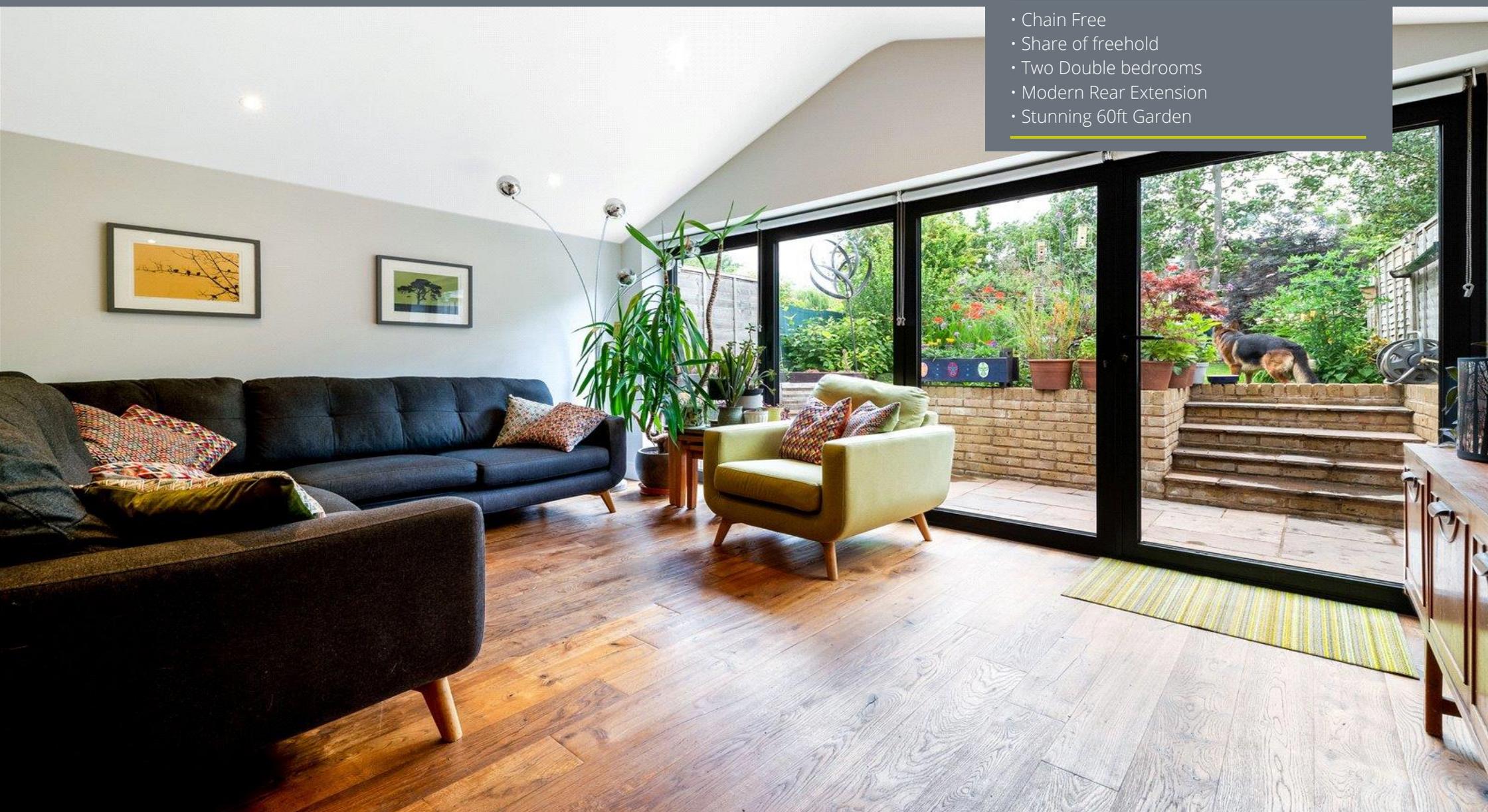


Gellatly Road, London, SE14 5TU

Offers in excess of: £650,000

Bryan & Keegan
ESTATE AGENTS

- Chain Free
- Share of freehold
- Two Double bedrooms
- Modern Rear Extension
- Stunning 60ft Garden





Bryan and Keegan are pleased to offer to the market this attractive two double bedroom Ground floor Garden flat, measuring in excess of 850 square feet, boasting a share of the Freehold and no onward Chain.

Key features include two double bedrooms, one of which has a private courtyard ideal for guests or additional storage. The real WOW factor of this property is the architecturally designed rear extension which consists of a high specification kitchen, designated dining area, rear living space with underfloor heating and Bi - folds leading onto the large beautifully presented 60 foot private rear garden.

Gellatly Road is located within the conservation area and just a short walk from good transport links - such as Nunhead, New Cross or Queens Road.

Telegraph Hill Park is a must visit. Its vast green space is made up of two sections with upper part offering magnificent views of the city. Facilities include tennis courts, a basketball court and a children's playground.

This property is a must see for all buyers, whether you are looking to make your first purchase, upsize for additional space or get that all important outside space.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(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.