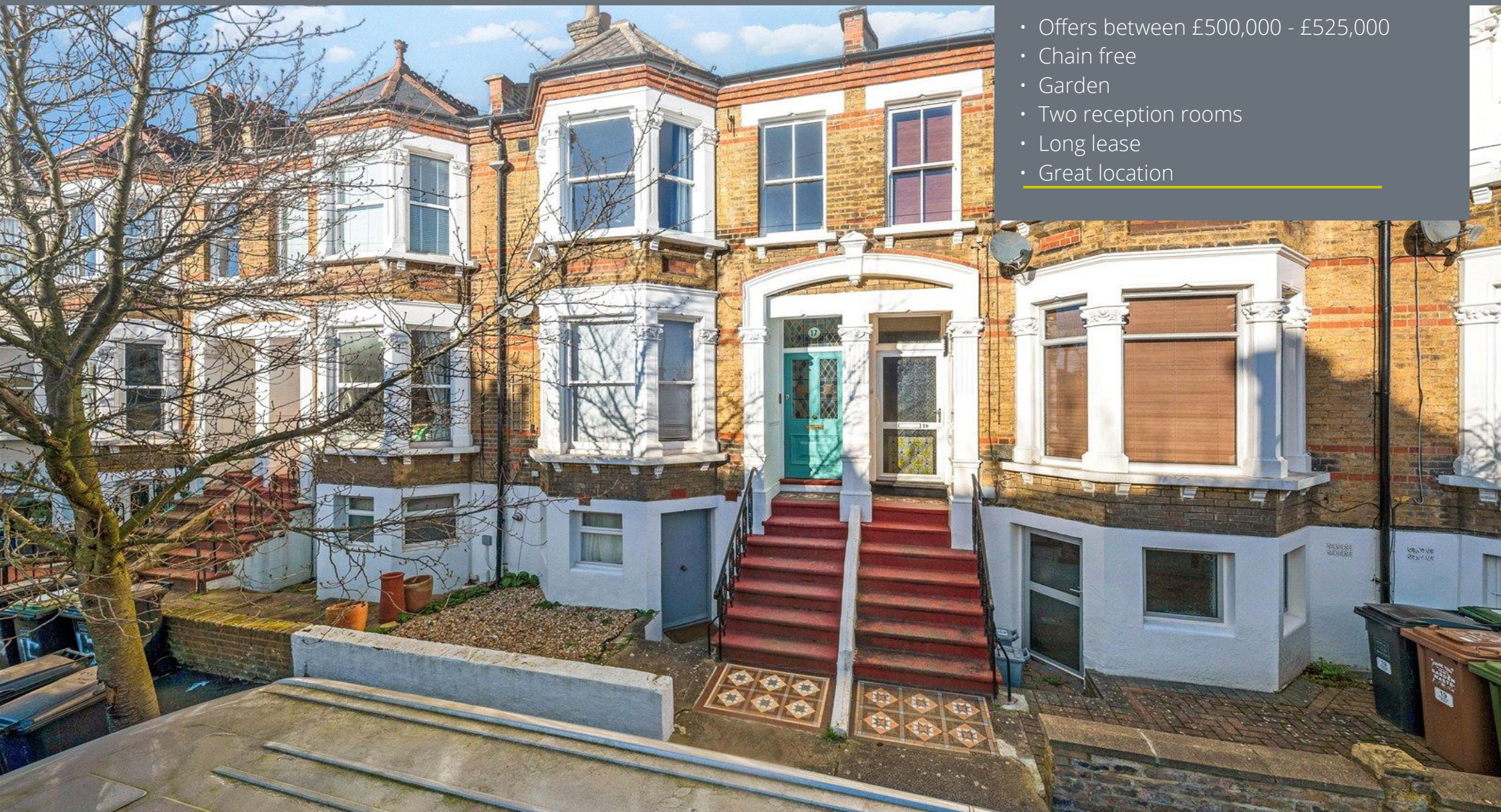


Pendrell Road, London, SE4 2PB

Offers in excess of £500,000

Bryan & Keegan
ESTATE AGENTS

- Offers between £500,000 - £525,000
- Chain free
- Garden
- Two reception rooms
- Long lease
- Great location





Offers between £500,000 - £525,000

A fantastic opportunity to acquire this charming period conversion located in the heart of Telegraph Hill.

Spanning across a generous 914 sq ft and split over two floors, this property offers comfortable living space and is perfect for those seeking a tranquil and secluded location. It also has the added advantage of no onward chain and a share of the freehold.

The property comprises two spacious bedrooms, two reception rooms, and two bathrooms. Externally there is a rear garden, providing a peaceful haven for relaxation and outdoor entertaining.

Pendrell Road is within easy reach of excellent transport links such as Brockley Overground and Nunhead Station.

There is a great selection of amenities nearby including supermarkets, restaurants, and coffee shops.

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.

Share of Freehold

Service Charge: 50% of any costs due.



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		81
(69-80) C	70	
(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.