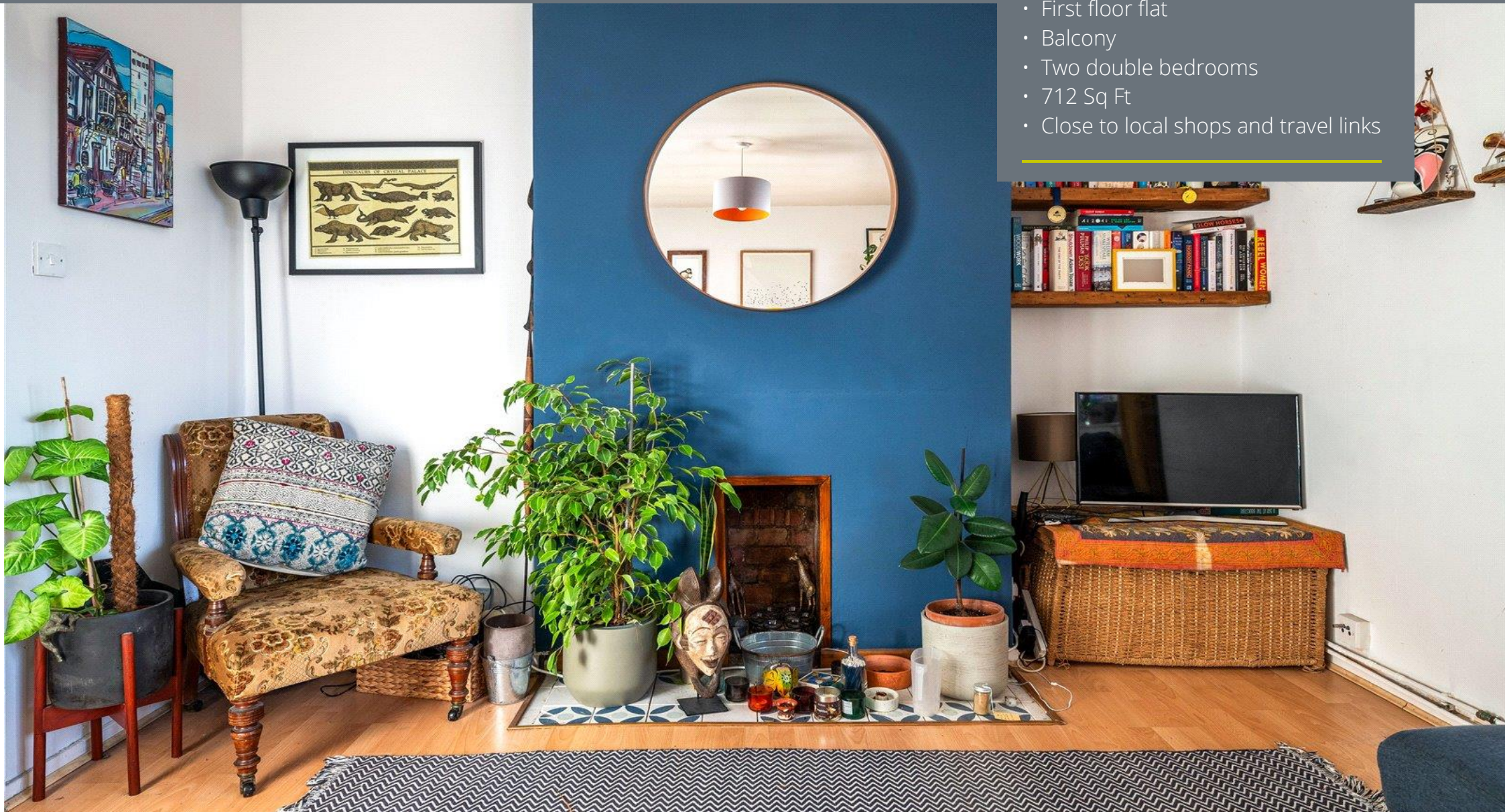


Brockley Grove, SE4

Brockley Grove | Guide price £395,000

Bryan & Keegan
ESTATE AGENTS

- First floor flat
- Balcony
- Two double bedrooms
- 712 Sq Ft
- Close to local shops and travel links





Located in the heart of Crofton park, and just a stone's throw from the beautiful greenery of Hilly Fields is this super flat.

The property is larger than average with internal living accommodation measuring nearly 712 sq. ft and has the added benefit of a private Balcony.

Key features include two double bedrooms, a vast reception room with space to dine, gas central heating, a fitted kitchen and neutral bathroom suite. The property is also beautifully decorated throughout and ideal for someone looking to move straight into and enjoy this light and spacious property.

Crofton park station is on the doorstep and you also have the added benefit of Brockley station and Honor oak station within walking distance, which offer fantastic travel links into London.

The local area offers a varied and popular choice of shops and amenities including restaurants, coffee shops, supermarkets, and bars.

Lease length 90 years
Ground rent: Peppercorn
Service Charge: £1,368

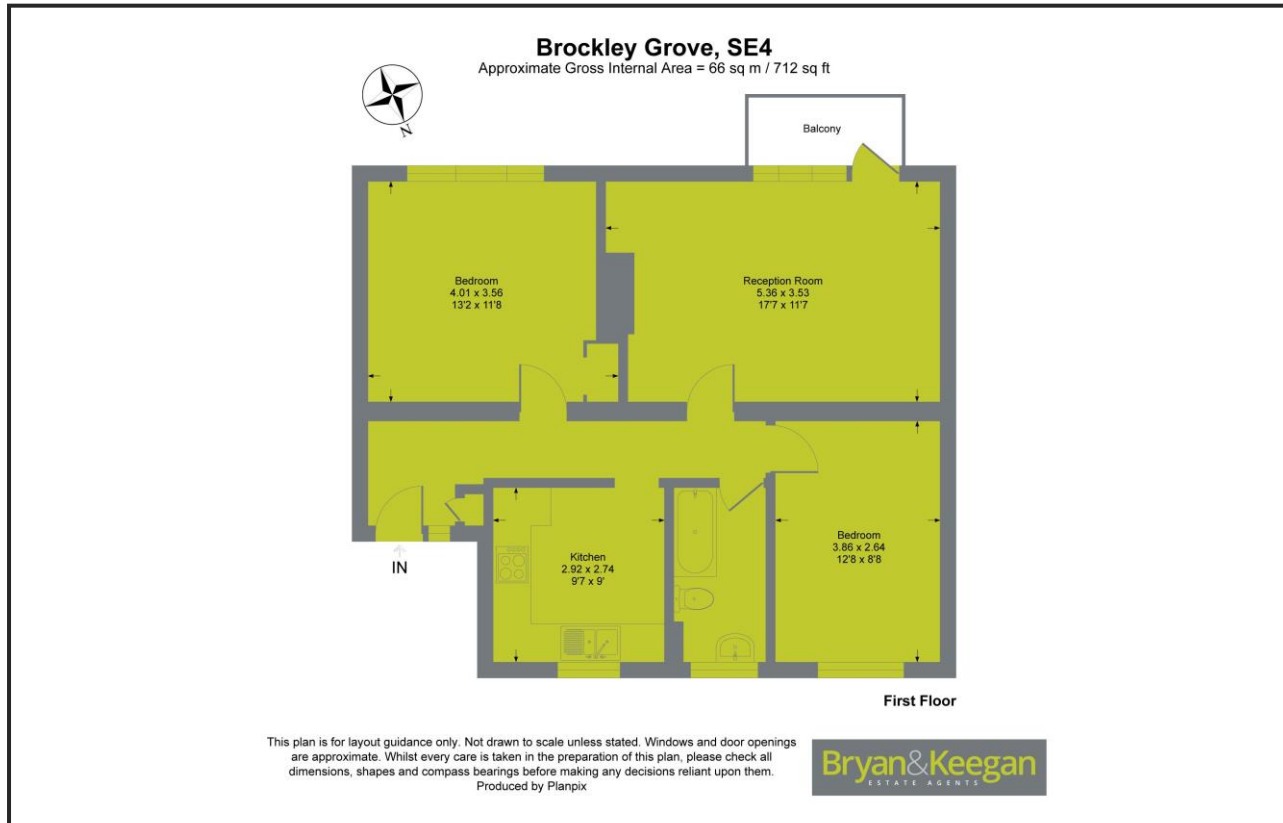


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.