

Lloyd Villas, Lewisham Way, London, SE4 1US

**Bryan & Keegan**  
ESTATE AGENTS

- Chain Free
- Roof Terrace
- Communal garden
- Gated off road parking
- Large reception





A fantastic opportunity to purchase this spacious two bed penthouse apartment in the Brockley conservation area measuring in excess of 750 square feet. The property boasts a fantastic private terrace and communal garden and is being sold with the added advantage of no onward chain.

Key features of the property include two double bedrooms, one ensuite and family bathroom, there is a generous reception room leading out onto a large terrace, fitted kitchen and there is also a gated area for private parking as well communal garden.

The property is in an ideal location, just a short distance from Brockley Lewisham, Deptford and New Cross. Each of these offering a great choice of amenities, parks, bars and restaurants. Open spaces such as Hilly Fields and Greenwich Park are ideally close by.

Additionally, this is a great location for transportation. Only a 5 minute walk from St John's Station, a 10 minutes from DLR stations, and only 15 minutes away from Brockley and New Cross Station.



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

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.