

Wickham Road, Brockley, SE4

Wickham Road | Offers in excess of £400,000

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ESTATE AGENTS

- Great location
- Communal garden
- Raised ground floor
- Well presented





A fabulous two-bedroom flat that is located on a pretty tree-lined road in the Brockley Conservation area.

This super property offers bright rooms, modern fittings, and measures approximately 630 square feet. It also has the added advantage of a sunny communal garden and off street parking.

Key features include 2 good size bedrooms, a modern fitted kitchen with high gloss units and integrated dishwasher, a tiled bathroom, and spacious reception room that features three large windows.

Wickham Road occupies a popular and sought-after location within the Brockley conservation area. Brockley Overground and St Johns stations can be found less than half a mile away, offering frequent trains into London Bridge and Dalston.

There is also an award-winning food market held every Saturday in the Lewisham College car park, a popular high street, and the beautiful green spaces of Hilly Fields Park.



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

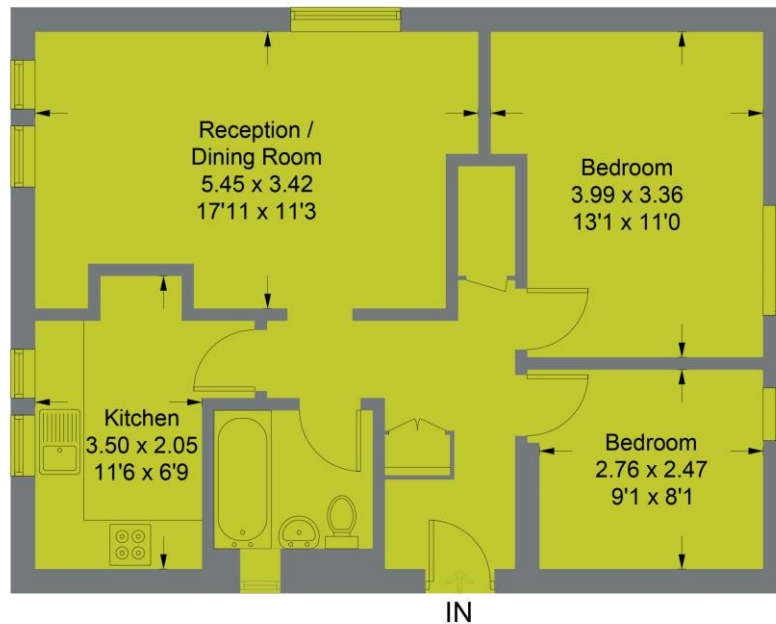
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Flat B, 54 Wickham Road, , Brockley, London, SE4 1LS

Approximate Gross Internal Area = 59.2 sq m / 637 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Planpix on behalf of Bryan & Keegan (ID884230)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	78
(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.