

Merritt Road, London, SE4 1DT

Offers in excess of: £650,000

Bryan & Keegan
ESTATE AGENTS

- 2/3 Bedrooms
- Log burner
- Modern kitchen
- Period features
- Stripped floors





A gorgeous mid terraced home located in Brockley. We feel this super house offers the perfect blend of period charm, character and contemporary living.

Key features include a smart high gloss kitchen with wooden work tops, a modern bathroom, stripped wooden floorboards, a log burner, high ceilings, a spacious reception and dining room, two double bedrooms and the added benefit of an additional study/nursery.

The garden is well presented and features a seating area, a lawn and large planters.

Merritt Road is located between Brockley Road and Brockley Grove, and well positioned for transport links with Crofton Park and Brockley Stations both within half a mile. Ladywell station is slightly further away but still within walking distance.

A popular high street is right on your doorstep and benefits from a great selection of amenities including restaurants, coffee shops, supermarkets and pubs.

Other notable points of interest include Hillyfields Park, Ladywell Fields and the Rivoli Ballroom.

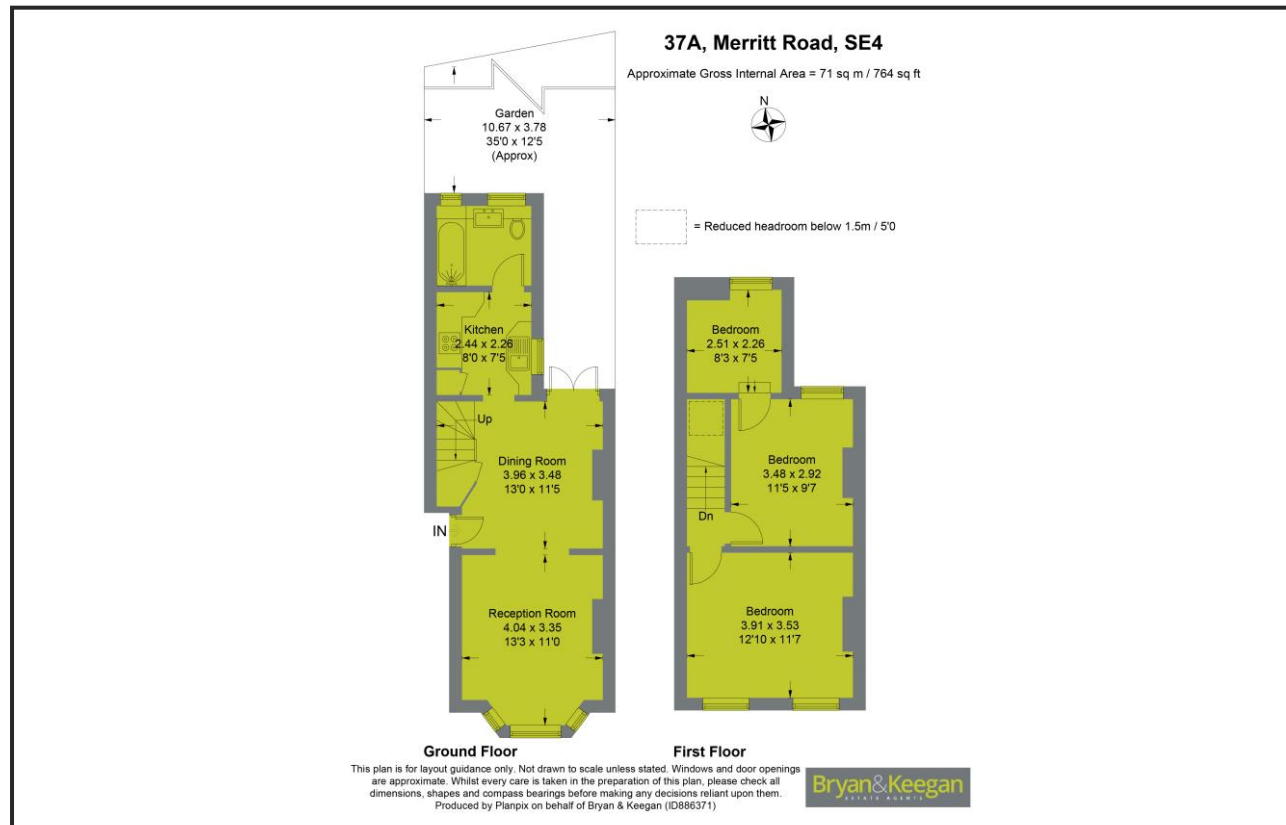


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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.