



St Asaph Road, SE4  
£625,000

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# In general

- Fully renovated three bedroom conversion
- Spacious kitchen/ reception room with bay window
- Beautiful private garden with side access
- Two modern bathrooms
- Close to excellent transport links and local amenities
- Share of Freehold
- High specification throughout
- Plenty of character
- Sash windows
- An abundance of natural light

# In detail

A wonderful three bedroom ground floor conversion for sale on the very popular St Asaph Road in Brockley with a beautiful private garden.

Formerly a bakery, this property comprises a spacious 20 ft kitchen/reception room complete with bay window that leads directly onto a beautiful and private garden, making it the perfect place to entertain, a modern bathroom suite and three bedrooms in which the master also boasts an en-suite.

Further benefits include a share of the freehold, a high specification throughout, side access to the garden, sash windows, plenty of character, an abundance of natural light and so much more!

Located approximately just 0.3 miles from Brockley station and 0.4 miles from Nunhead Station offering excellent links into London Bridge, Canada Water, Clapham, London Victoria, Whitechapel, Highbury & Islington and many other locations.

It is also just a short walk to local amenities including a variety of restaurants, coffee shops, parks and gastro pubs.

Call the Pedder Brockley sales team to arrange a viewing today.

EPC: D | Council Tax Band: C | Lease: 991 Years remaining | SC: N/A | GR: N/A



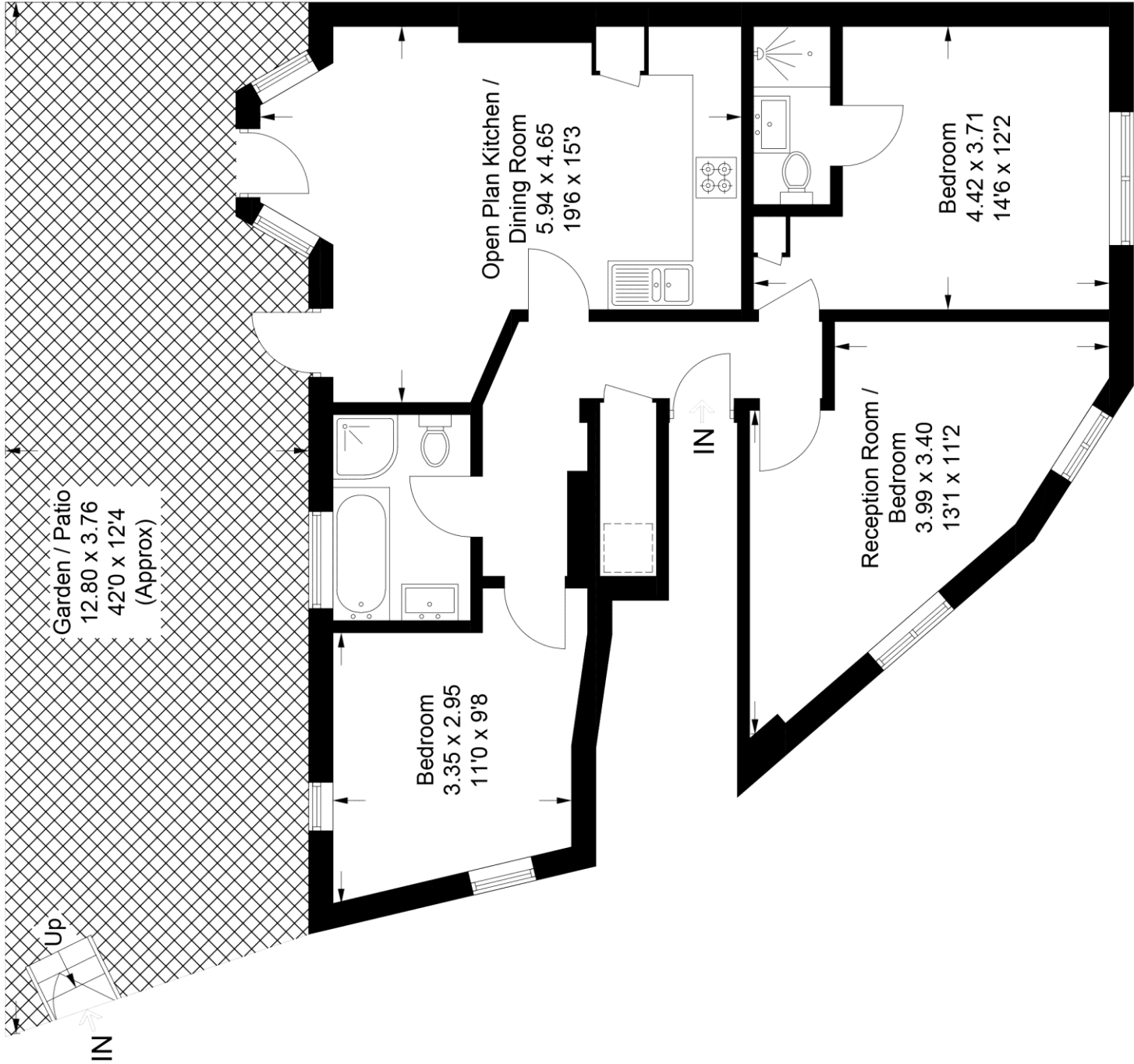
# Floorplan

## St. Asaph Road, SE4

Approximate Gross Internal Area = 76.6 sq m / 824 sq ft



 = Reduced headroom below 1.5m / 5'0



## Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,  
shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Poter
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	73 C
39-54	E		
21-38	F		
1-20	G		

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