

# St. Margarets Road, SE4

Asking Price: £1,600,000

**Bryan & Keegan**  
ESTATE AGENTS



- Chain free
- South facing garden
- Off-street parking
- Five double bedrooms
- Four bathrooms
- Kitchen extension with double bifold doors
- Period features throughout
- Brockley conservation area

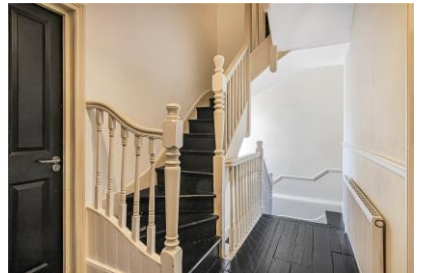


Welcome to this magnificent Victorian residence, a stunning testament to timeless elegance and modern comfort. Nestled in the sought-after Brockley Conservation Area, this expansive home offers an exceptional blend of classic architecture and contemporary amenities.

With over 1900 sq ft of internal accommodation this sizable yet charming property is perfect for a growing family or those who love to entertain. Key features of this property include five generously sized double bedrooms which provide ample space for family and guests, featuring high ceilings, large sash windows, and period details that evoke the charm of a bygone era. Following on from this the property boasts two substantial reception rooms, with fireplaces and ornate mouldings, these rooms exude warmth and sophistication.

Bathrooms are conveniently located on every floor, with high end fixtures and fittings, however the heart of the home has been thoughtfully extended to create a spacious, modern culinary haven. Featuring double bifold doors, the kitchen seamlessly merges indoor and outdoor living, allowing natural light to flood the space and providing easy access to the garden. Additional features include the convenience of off-street parking for at least two cars, a beautiful south facing garden, offering a private oasis bathed in sunlight. Ideal for outdoor dining, gardening, or simply unwinding.

St. Margarets is located on a beautiful tree lined cul-de-sac in the heart of the Brockley Conservation area. Brockley Overground, Ladywell Station & Lewisham DLR are all just a short walk away and offer frequent trains into London Bridge, Waterloo East and Canary Wharf. Hillyfields Park is just a short walk away as well as a popular food market which is held weekly in the Lewisham college car park. This exceptional Victorian house is more than just a home; it's a lifestyle. With its blend of historic charm, modern conveniences, and an enviable location, it offers the perfect setting for creating lasting memories. Don't miss the opportunity to make this distinguished property your own.

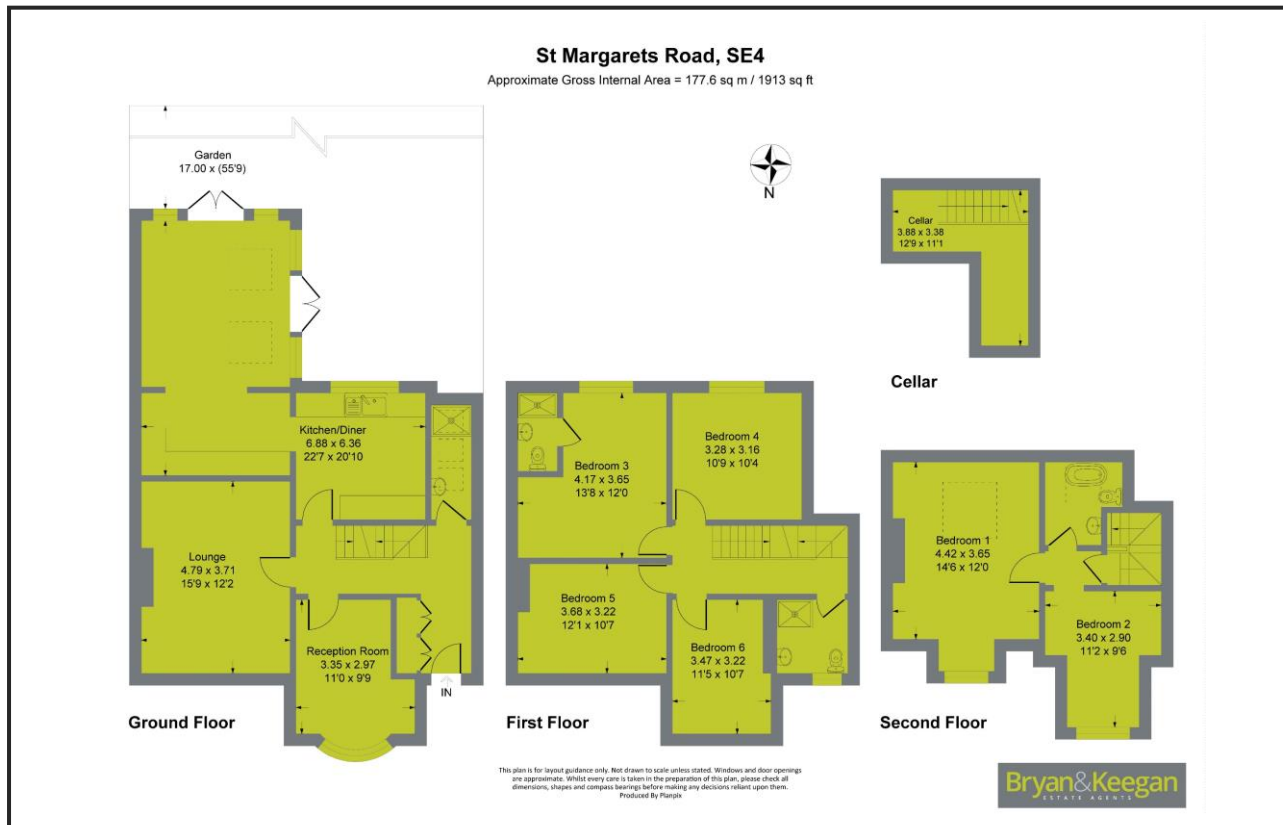


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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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.