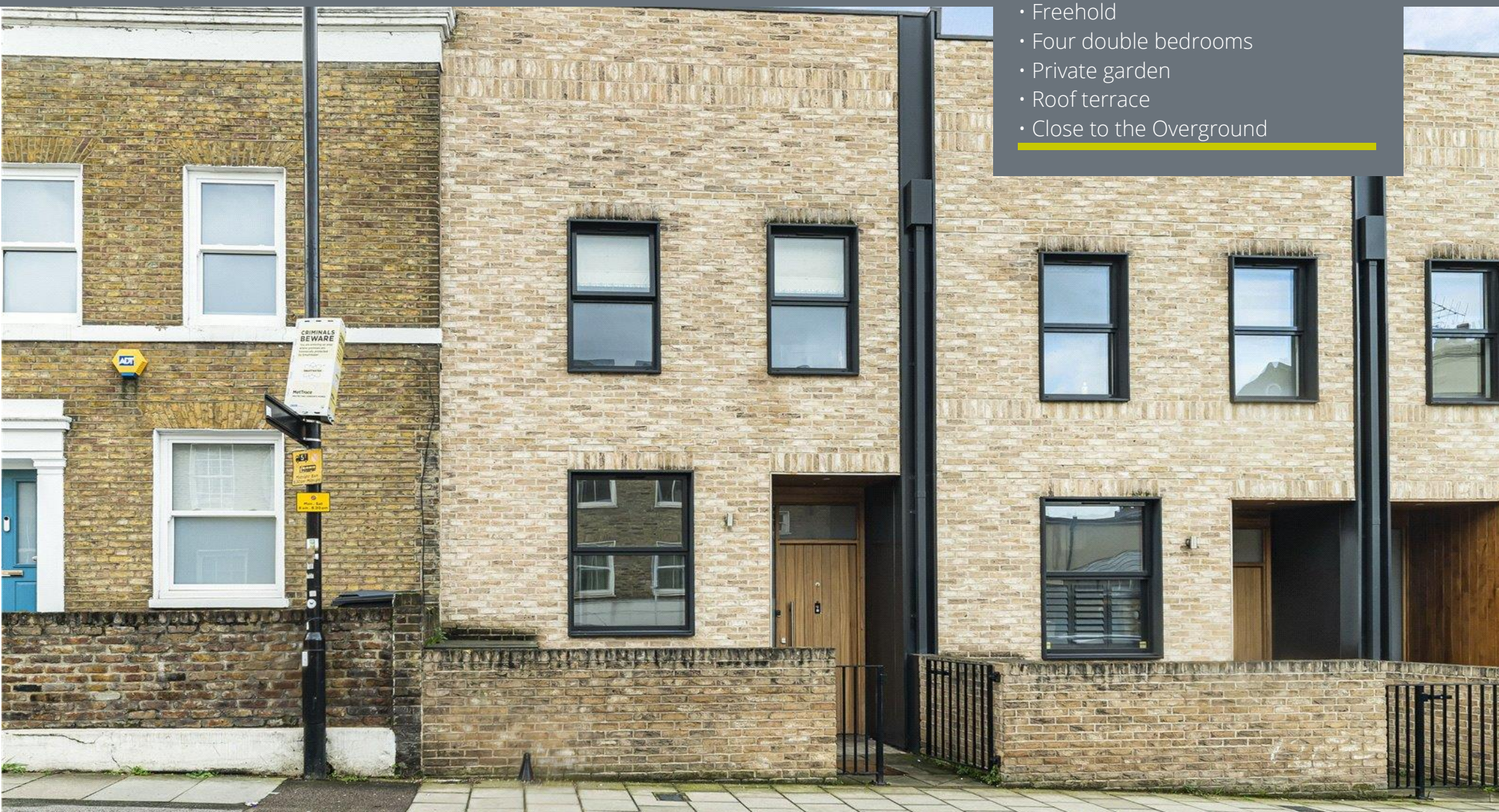
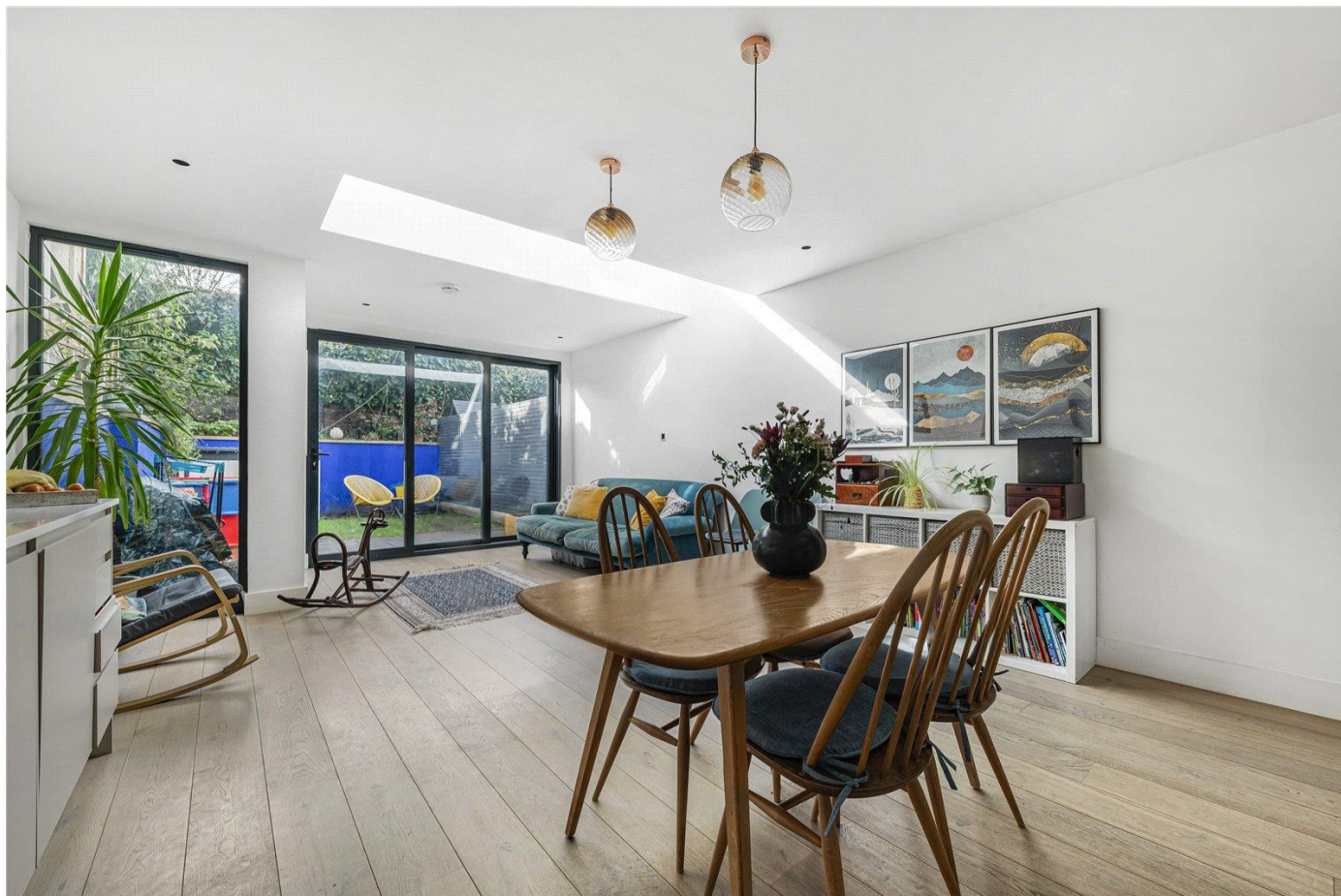


Florence Road | New Cross | London | SE14 6TW  
£875,000 Freehold

**Bryan & Keegan**  
ESTATE AGENTS

- Freehold
- Four double bedrooms
- Private garden
- Roof terrace
- Close to the Overground





A stunning modern townhouse that occupies a popular location between New Cross & St Johns.

Boasting close to 1500 square feet of flexible internal living accommodation, the property epitomises modern living with clean lines and luxury finishes. It's also energy efficient with a B rating.

Key features include four double bedrooms - two of which benefit from en suite shower rooms, a snug front reception room, a vast kitchen/dining room fitted with sleek matte units and quartz work surfaces, a large fully tiled bathroom, a secluded top floor balcony, and a rear garden measuring approximately 25ft.

Florence Road occupies a convenient location, positioned between three mainline stations. Brockley offers fast and frequent trains to London Bridge, Shoreditch and Dalston, Deptford bridge DLR offers connections to Canary Wharf and St Johns will get you to Cannon Street and Woolwich Arsenal.

There is a great selection of coffee shops, restaurants, bars and gastro pubs close by for all things social.

Good schools nearby include Myatt Garden Primary & Addey & Stanhope.



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

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## Florence Road, SE14

Approximate Gross Internal Area = 138.9 sq m / 1496 sq ft



**Ground Floor** **First Floor** **Second Floor**

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 Plango.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	91
(69-80) <b>C</b>		
(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.