

Breakspears Road, SE4

OIEO: £625,000

Bryan & Keegan
ESTATE AGENTS

- Offers between £625,000-£650,000
- Share of Freehold
- Two double bedrooms
- Period features
- Bespoke Kitchen Fitted Last Year
- High End Appliances
- Private Landscaped Garden
- Chain Free





This gorgeous period conversion is presented in immaculate condition, which offers beautiful interiors, well-lit rooms and accommodation that measures in excess of 760 square feet, with the added bonus of a large private section of garden, share of freehold and no onward chain.

Offering the perfect blend of period features and contemporary fixtures, this property has been lovingly maintained and refurbished to a high standard creating a calm atmosphere that anyone can call home. The key features of this property include two double bedrooms, a spacious reception room, family bathroom, large sash windows and period features. Additionally, the vendor has installed a bespoke kitchen designed by the local company Puccini kitchens which was fitted only last year and includes high end appliances such as a Quooker boiling water tap. The attention to detail runs throughout this property, with its high quality fixture and fittings, such as bespoke blinds in each room, a beautifully finished bathroom boasting a role top bath., The property also benefits from recently renovated sash windows throughout, high ceilings, engineered wood flooring, neutral carpets and period features throughout. There is a large section of garden that was redesigned two years ago and landscaped to provide a decking area perfectly positioned to get the afternoon sun and offers potential for any keen gardener to add some plants an make the space their own, and has potential for a garden studio.

Breakspear's Road is located in the leafy and tranquil surroundings of the Brockley Conservation area and less than a five-minute walk from nearby attractions that include the popular Hillyfields park, trendy bars, restaurants and the well-known weekly Brockley Market. For getting around you will be spoilt for transport links being less than a ten-minute walk to Brockley Overground or a few minutes further you have St John's, Crofton Park Station and Deptford DLR where you will be able to get trains in to cannon Street, Farringdon, Blackfriars, London bridge and many more.



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

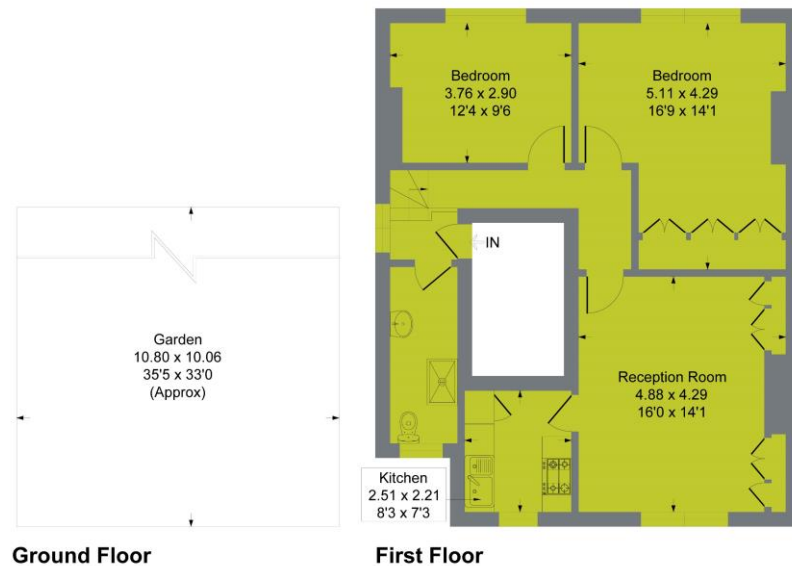
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Approximate Gross Internal Area 71.4 sq m / 769 sq ft



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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	75	
(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.