

# Chudleigh Road | Brockley

**Bryan & Keegan**  
ESTATE AGENTS

- Chain free
- Share of freehold
- Owns the Loft space
- Potential to extend upwards (STPP)
- Desirable location







Located in a desirable location, between Brockley, Crofton Park and Ladywell is this delightful first floor Victorian property.

Offered to the market Chain free and owning a share of the freehold, this property is an ideal purchase for many buyers looking for a spacious property with scope to make your own, and add value.

Key features include two double bedrooms, a large reception, a separate kitchen, high ceilings, loft space and period features.

The property is well placed for transport links with Ladywell and Brockley stations within half a mile. The local high street also offers excellent amenities including coffee shops, restaurants, pubs as well as Ladywell and Hillyfields Parks.

Early viewing is highly recommended.





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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>50</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.