



Tyrwhitt Road, SE4  
Guide £550,000 - £575,000

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# In general

- Two double bedrooms
- Modern bathroom suite
- Share of freehold
- Private garden
- Very spacious reception room with bay window
- Close by to excellent amenities and transport links
- Abundance of natural light from large sash windows
- Plenty of storage throughout
- Victorian conversion
- Separate fitted kitchen

# In detail

\*\* Guide Price £550,000 - £575,000 \*\* A charming two double bedroom apartment for sale on the sought after Tyrwhitt Road situated within the Brockley Conservation Area.

This fantastic Victorian conversion comprises a very spacious reception room complete with bay window, separate fitted kitchen, modern bathroom suite, two double bedrooms and a private garden.

Further benefits include a share of freehold, an abundance of natural light provided by large sash windows, plenty of storage, wooden flooring, a walk in wardrobe in the second bedroom and so much more.

This property is situated approximately just 0.7 miles to Brockley station, 0.7 miles to Lewisham station & DLR and 0.3 miles to St Johns Station, offering excellent transport links into London Bridge, Highbury & Islington and many other locations.

It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes, gastro pubs and you have Hilly Fields Park at the top of the road with popular schools in the area.

Viewings are highly recommended, call the Pedder Brockley lettings team to arrange a viewing today.

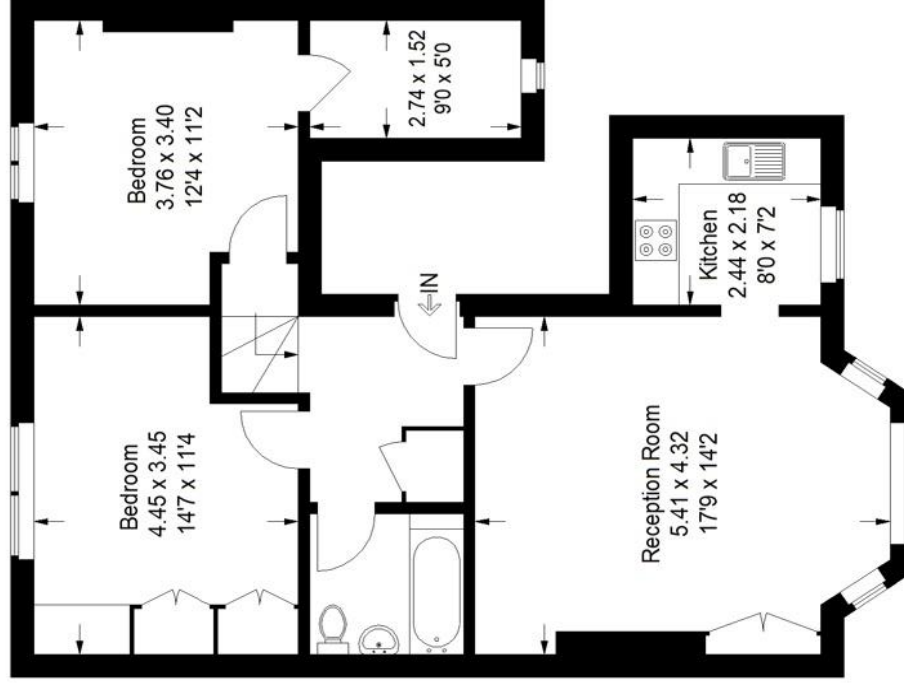
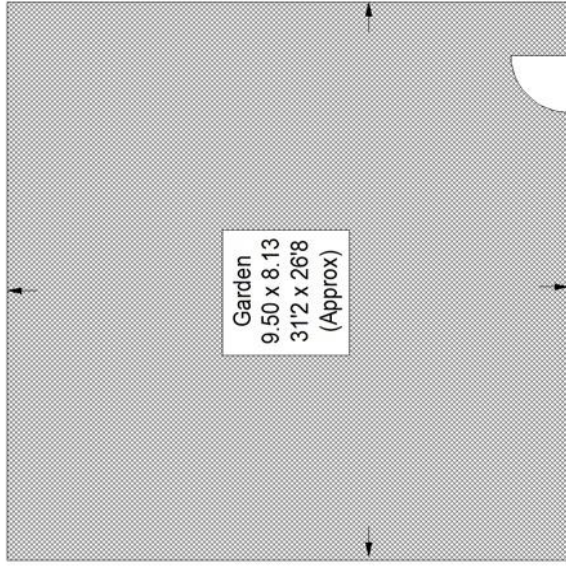
EPC: D | Council Tax Band: C | Lease: 980 years remaining | SC: £150 pcm | GR: N/A | BI: Inc. in service charge



# Floorplan

## Tyrwhitt Road, SE4

Approximate Gross Internal Area  
71.8 sq m / 773 sq ft



## Second 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	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	78 C
39-54	E		
21-38	F		
1-20	G		

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