



Wickham Road, SE4  
£525,000

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# In general

- Chain free
- Spacious front reception rooms
- Separate fitted kitchen
- Modern bathroom suite
- Two double bedrooms
- Communal gardens
- An abundance of light
- Plenty of storage
- Wooden flooring
- Close to excellent transport links

# In detail

A charming two double bedroom apartment for sale on the sought-after Brockley conservation area.

This lovely property comprises a spacious front reception room complete with bay window, separate fitted kitchen, modern bathroom suite and two double bedrooms.

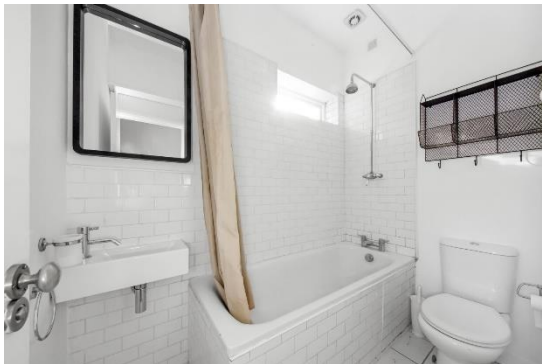
Further benefits include communal gardens, an abundance of light, plenty of storage, wooden flooring and so much more.

This property is situated approximately just 0.3 miles to Brockley 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 is nearby Hilly Fields. Offered chain free.

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

EPC: C | Council Tax Band: C | Lease: 980 Years Remaining | SC: £1,600 | GR: £0 | BI £300

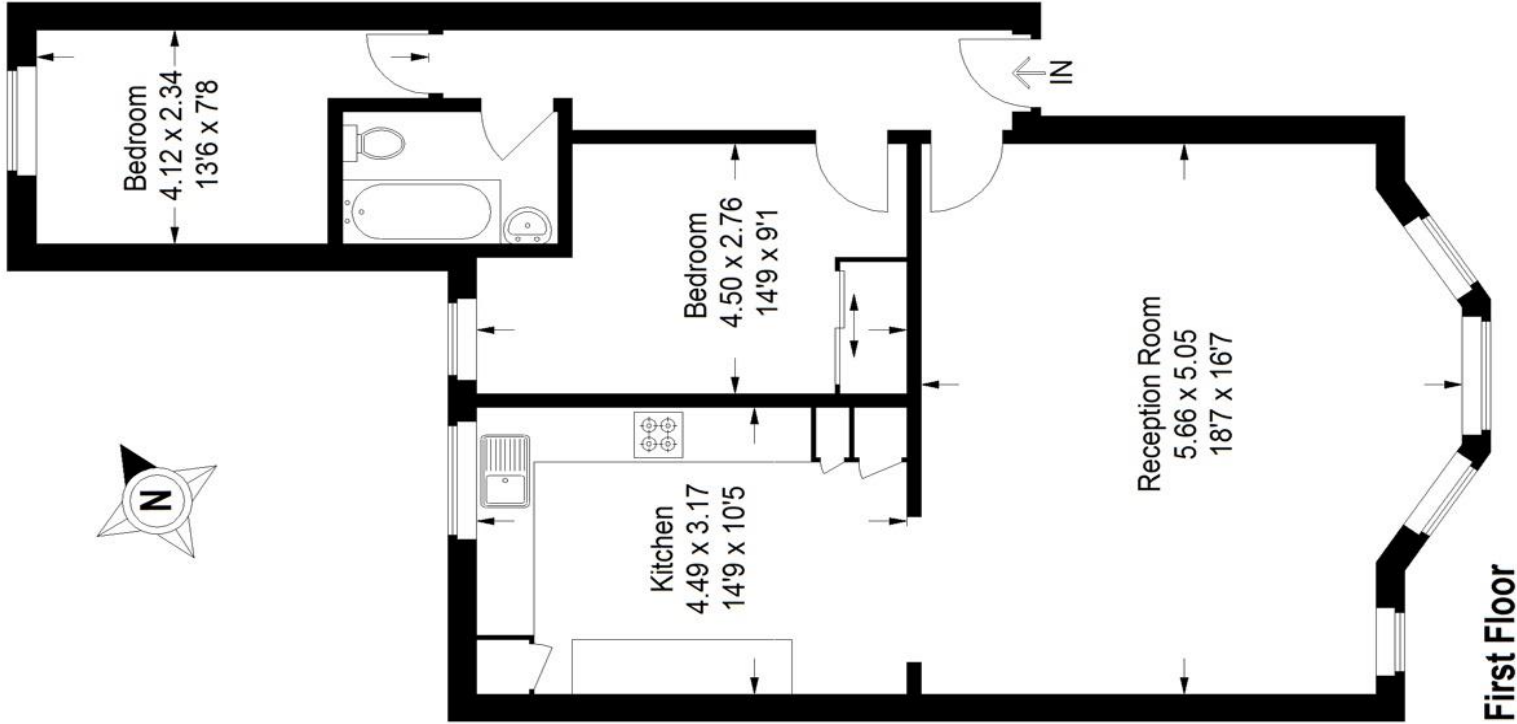




# Floorplan

Wickham Road, SE4

Approximate Gross Internal Area  
77.4 sq m / 833 sq ft



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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             | 69 C    | 81 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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