





## Property Summary

### Property Features

- SHARE OF FREEHOLD
- TWO BEDROOMS
- TOP FLOOR FLAT
- 630 FT2
- CLEAN & READY TO MOVE INTO
- BROCKLEY CONSERVATION AREA
- SHARED GARDEN
- POTENTIAL PARKING
- ROOM FOR SOME IMPROVEMENT
- NO CHAIN



## DESCRIPTION

You're invited to view this character top floor flat in the prestigious Brockley Conservation area. Located in zone close to the bustling city of London. This delightful property boasts two decent sized bedrooms, a spacious kitchen awaiting your personal touch, a modern bathroom, and a charming dual aspect living room perfect for relaxing after a long day.

With a communal garden to enjoy and the convenience of potential parking on a first come first served basis, this chain free flat is ideal for those seeking a peaceful retreat in the heart of the Conservation Area. Embrace the opportunity to work from home in this tranquil setting, with St Johns and Brockley stations just a short stroll away offering fast and frequent services into London Bridge and beyond. There is a great park at Hillyfields which will, entice you for your daily dose of fresh air, just around a few corners.

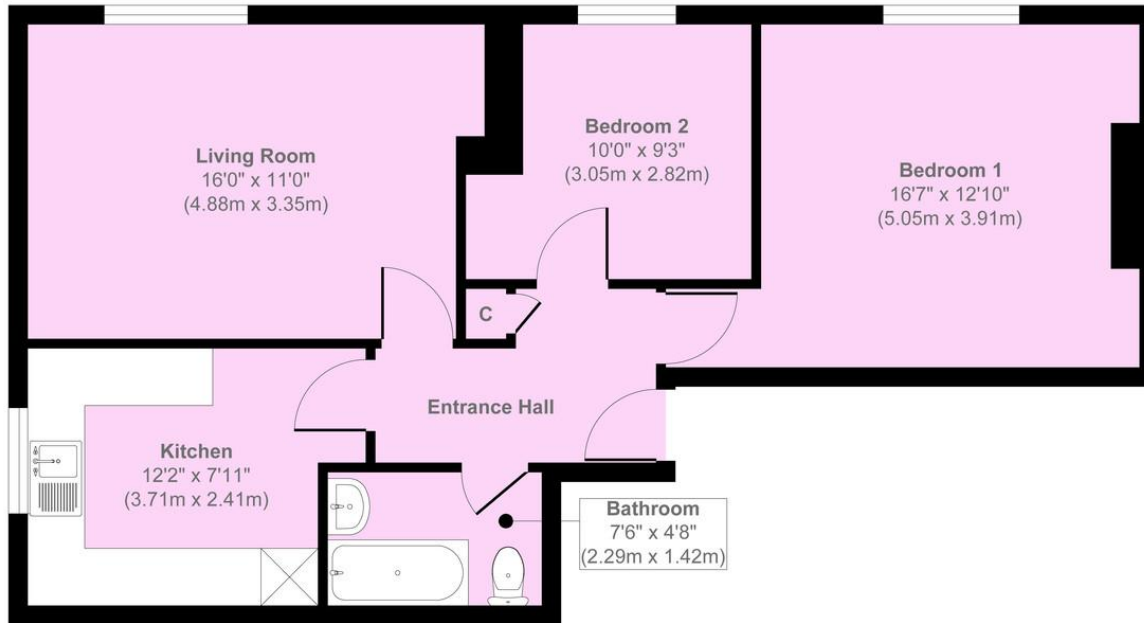
Measuring an impressive 630 sq ft, this ready-to-move-into flat is the perfect investment for first time buyers looking to establish roots in a vibrant and well-connected community. And with the DLR accessible from Lewisham you even have easy access to Canary Wharf, the possibilities for exploration and growth are endless.

Don't miss out on the chance to view this exceptional property and experience the best that Brockley has to offer. Book your viewing today and begin your journey towards a bright and prosperous









**Second Floor**

**Approx. Gross Internal Floor Area 630 sq. ft / 58.52 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		