MUNDAY'S

Adelaide Avenue, Brockley £1,995,000

Fantastic family home delivered over four original floors and 2674 square feet, with two entrances, five double bedrooms, a study (or sixth bedroom), three reception rooms, two shower rooms and a bathroom, and a large sunny south-facing garden in excess of 70 feet.

The local schools are well-regarded, and your local stations are Brockley (11 minutes by foot), Ladywell (10) and Crofton Park (eight).

The huge yet highly comfortable house is rich in period features and oozes charm. The location is a real winner too - within leafy Brockley Conservation Area, opposite Hilly Fields: a delightful Victorian park which opened to the public in 1896 (thanks to Octavia Hill).

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Lower Ground Floor = 770 sq ft

Ground Floor = 642 sq ft

First Floor = 621 sq ft

Second Floor = 641 sq ft

Approximate Gross Internal Area
LOWER GROUND FLOOR = 770 sq ft / 71.53 sq m
GROUND FLOOR = 642 sq ft / 59.64 sq m
FIRST FLOOR = 621 sq ft / 57.69 sq m
SECOND FLOOR (EXCLUDING EAVES STORAGE) = 641 sq ft / 59.55 sq m
Total = 2674 sq ft / 248.41 sq m

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. (ID357409)

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