

MUNDAY'S

Manor Avenue, Brockley

£1,995,000



Large, light and lovely Brockley Conservation Area townhouse with a plentitude of period features, a flexible layout, two front doors and two back doors. A generous and smart lawned garden of over 75 feet hosts a sizeable garden studio/workroom with power. Walk nine minutes to St. Johns Station or 12 to Brockley Station.

Your handsome new flat-fronted five-floored home is currently arranged as a self-contained one bedroom flat to the lower ground floor, and a generous four/five bedroom maisonette to the upper floors. In all you have two bathrooms and one shower room, and reception space is notably bountiful.

Munday's Estate Agents Ltd.
2 Mary Boast Walk
London SE5 8SP
020 3318 8900

www.mundays.com

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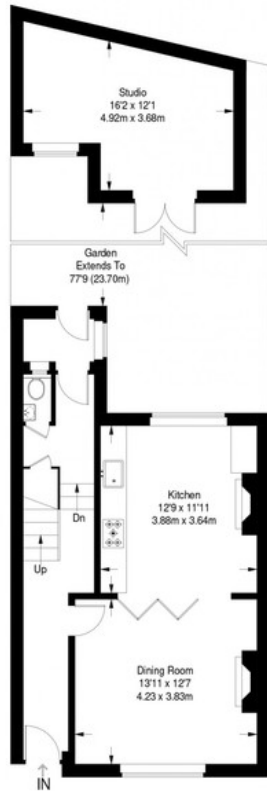
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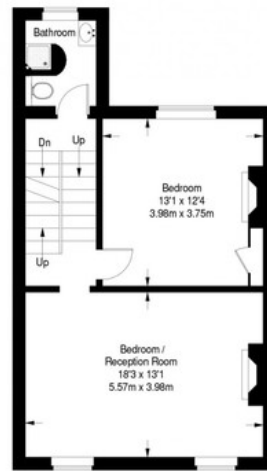
Manor Avenue



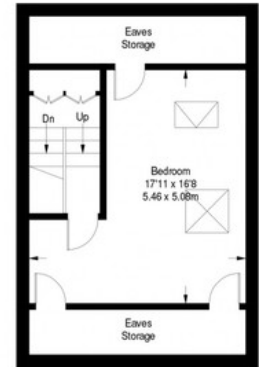
Lower Ground Floor = 620 sq ft



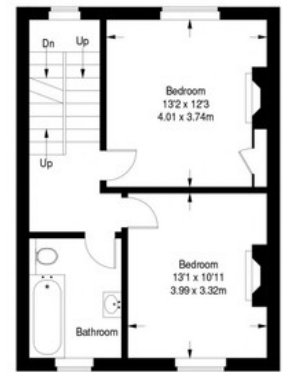
Ground Floor = 508 sq ft



First Floor = 513 sq ft



Third Floor = 296 sq ft



Second Floor = 472 sq ft

Approximate Gross Internal Area
 LOWER GROUND FLOOR = 620 sq ft / 57.60 sq m
 GROUND FLOOR = 508 sq ft / 47.19 sq m
 FIRST FLOOR = 513 sq ft / 47.66 sq m
 SECOND FLOOR = 472 sq ft / 43.85 sq m
 THIRD FLOOR = 296 sq ft / 27.50 sq m
 STUDIO = 160 sq ft / 14.86 sq m
 Total = 2569 sq ft / 238.66 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)