

MUNDAY'S

Pendrell Road, Brockley

£595,000



Lovely and primely-located two double bed first floor Victorian conversion flat with bonus single room/walk-in wardrobe.

Find it on a really quiet, tree-lined residential street (the stuff of driving lessons) with unrestricted parking, just off Pepys Road in the SE4 bit of Telegraph Hill Conservation Area.

Walk just seven minutes for Brockley's Zone 2 station and its ever-gentrifying town centre. New Cross and Nunhead are both a short walk, too. Nunhead Station is a 10 minute walk; New Cross Gate a 14 minute one

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

[www.mundays.com](http://www.mundays.com)

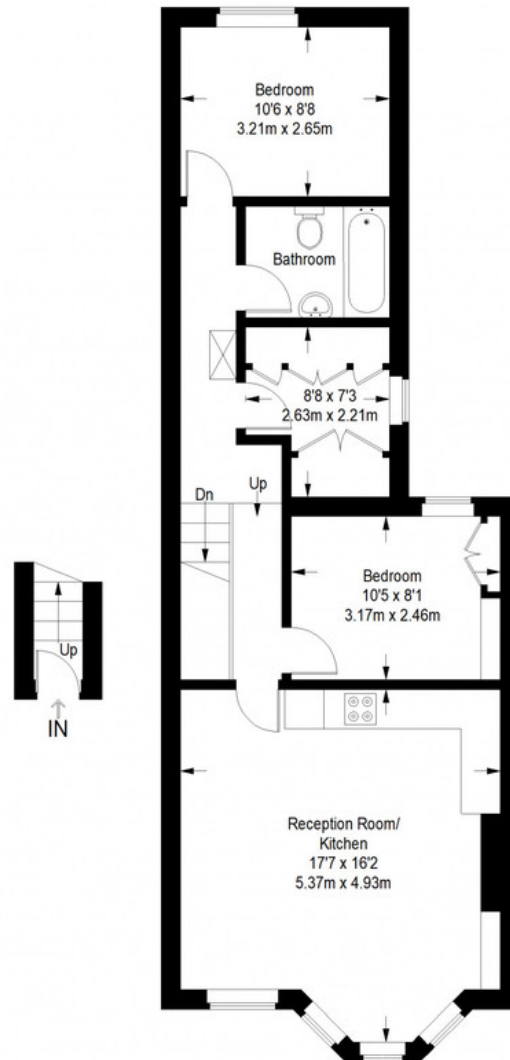
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## Pendrell Road



**Ground Floor**  
Entrance = 15 sq ft

**First Floor = 656 sq ft**

Approximate Gross Internal Area  
GROUND FLOOR ENTRANCE = 15 sq ft / 1.39 sq m  
FIRST FLOOR = 656 sq ft / 60.94 sq m  
Total = 671 sq ft / 62.34 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)