

Upper Brockley Road, Brockley

£1,395,000



Architecturally treated, stylishly appointed and sensitively optimised Victorian townhouse delivered over 1707 square feet and four floors. A fabulous garden of over 100 feet (with access to Ashby Mews behind, plus obvious potential to build here as neighbours have) completes the brilliant offering. This faces east with a good twist of south.

Your new handsome home has been renovated to a really high standard, with underfloor heating to the lower ground floor (and beautiful old-school style column radiators elsewhere), and a pleasingly flexible layout: you have two front entrances (on lower and upper ground floors), two bathrooms, an independent utility room, and two or three reception rooms and three or four bedrooms – depending on how you want to set things up.

Find your new home within leafy Brockley Conservation Area, close to Myatt Garden Primary School. It is a leafy setting with a great sense of space (we love the deep front gardens on your side of the road) yet you

are also lots of handy bus routes from Le

MUNDAY'S

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

www.mundays.com

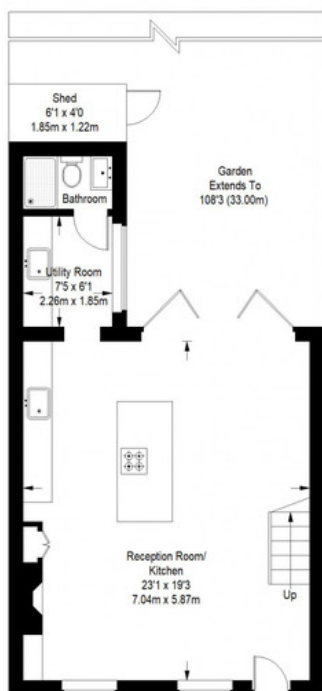
MUNDAY'S



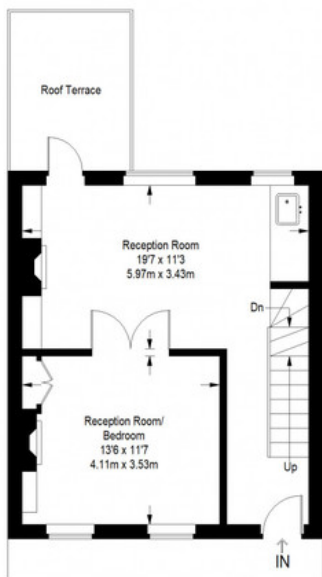
Munday's Estate Agents Ltd.
2 Mary Boast Walk
London SE5 8SP
020 3318 8900

www.mundays.com

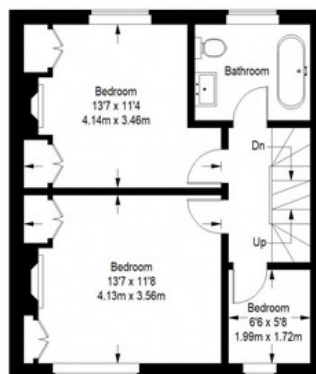
Upper Brockley Road



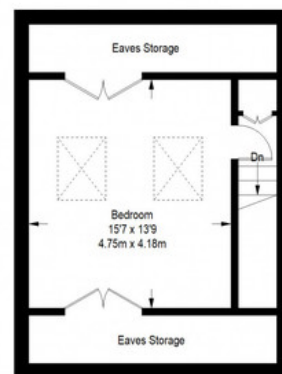
Lower Ground Floor = 537 sq ft



Raised Ground Floor = 455 sq ft



First Floor = 452 sq ft



Second Floor = 391 sq ft

Approximate Gross Internal Area
 LOWER GROUND FLOOR = 537 sq ft / 49.89 sq m
 RAISED GROUND FLOOR = 455 sq ft / 42.27 sq m
 FIRST FLOOR = 452 sq ft / 41.99 sq m
 SECOND FLOOR = 263 sq ft / 24.43 sq m
 Total = 1707 sq ft / 158.58 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)