



property description

Modern and contemporary open plan, two double bedroom garden flat. Offered to the market chain free with share of freehold the property offers under floor heating throughout, double glazing, allocated off street parking and direct access to a South facing rear garden via bi-folding doors. The kitchen benefits from modern gloss units with integrated appliances and contrasting laminated work tops. The property has two double bedrooms, the master benefits from a view over the garden. The luxurious bathroom benefits from a bath with shower unit and glass screen along with low level integrated WC and wash hand basin. This modern gated block is located in a residential location with easy access to transport links, close to Honor Oak Park station with connections to London Bridge and the Overground. The building also has a large manicured communal garden to the rear which is just beyond the private garden that belongs to this flat.

property features

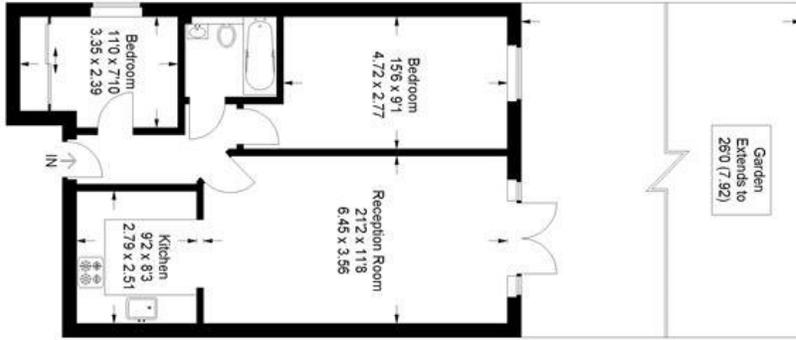
- Modern and stylish 2 bedroom garden flat sold with a share of freehold and allocated off street park
- Garden level with direct access to South facing private rear garden
- Modern open planned kitchen with integrated appliances.
- Luxurious family bathroom
- Reception room with bi-fold doors leading to the garden
- Close to Honor Oak Park station, Blythe Hill Park and local amenities

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Brockley Park



Lower Ground Floor

Approximate Gross Internal Area
672 sq ft / 62.4 sq m

Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)	82	85
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For Full EPC information, click [here](#)