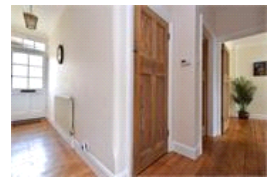


Brockley Rise , SE23 (2 bedroom Flat)

£525,000



## property description

LAUNCH DATE SATURDAY 24TH JULY. An utterly charming two-bedroom, two reception room, end of terrace, garden maisonette conveniently located on this quiet residential street, close to Honor Oak Park and Crofton Park stations. The flat is well presented throughout with nice features such as stripped and vanished original wooden floors, front garden and path to own front door, plenty of built in storage, double glazed windows throughout, a working fireplace and a lovely rear garden with a large summer house. The lounge is a good size, with windows to the front, original wooden floors, a working fireplace as a centre piece and shelving in the alcoves. Adjacent to the rear of the flat is a separate dining area that leads to the kitchen, a very handy space to entertain guests or have breakfast. The kitchen is fully fitted with integrated fridge freezer, oven, hob and extractor above. There is plenty of storage in base and wall mounted cupboards with a laminate worktop. The sink sits below a double-glazed window over-looking the side return. The bathroom suite is fully ti...

## property features

- Charming 2 double bedroom garden maisonette
- Lovely garden with decking and lawn
- Summer house with electricity and heating making it a great work studio
- Fully fitted kitchen
- Reception room
- Dining room
- Bathroom
- Double glazing throughout

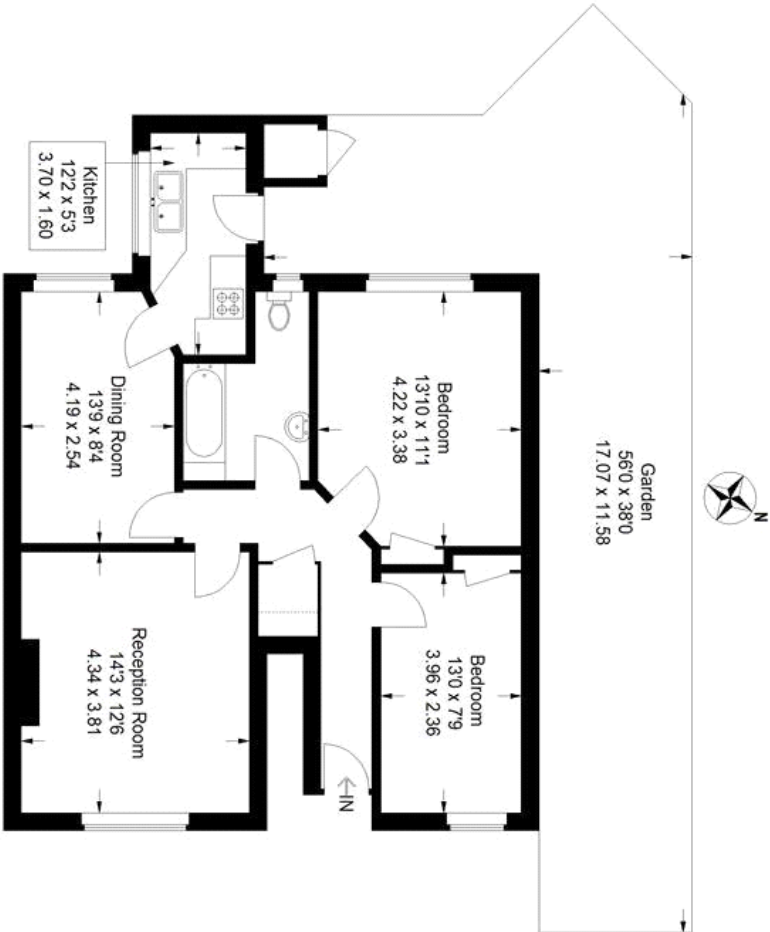
ALPS Estates Ltd trading as Pickwick Estates  
47 Honor Oak Park Honor Oak  
London, SE23 1EA, United Kingdom  
Reg No : 7444750  
Registered in England

Telephone : 020 3397 1166  
Website : <https://www.pickwickestates.co.uk>



# Brockley Rise

Approximate Gross Internal Area (Excluding External Store)  
787 sq ft / 73.1 sq m



= Reduced headroom below 1.5 m / 5'0  
Illustration for identification purposes only,  
measurements are approximate.  
Drawn for Pickwick Estates.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	51
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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