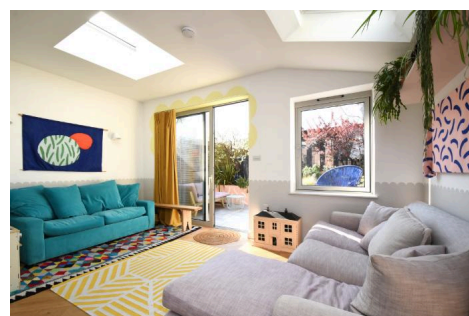


23A, Comerford Road, SE4 2BA · 2 bedroom Flat

£725,000



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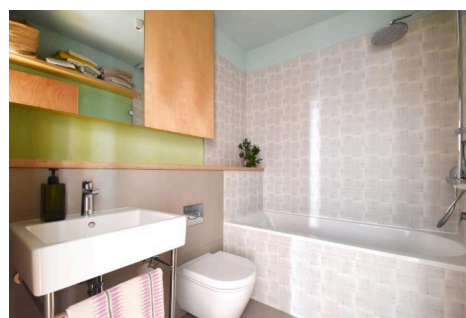
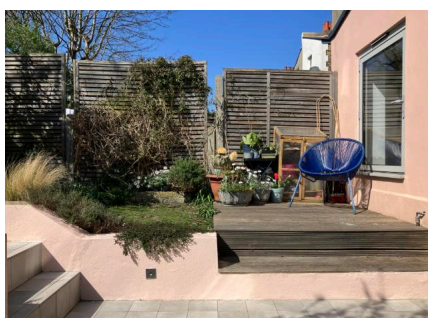
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### Property description

Absolutely stunning, ground floor 2 double bedroom flat, offering an abundance of intricately planned living space with a beautiful, secluded SOUTHWEST facing, landscaped rear garden and is being sold with a SHARE OF FREEHOLD. Conveniently located between Crofton Park station and Brockley Station and an abundance of amenities.

This handsome property has great kerb appeal with a charming Victorian brick façade with large bay windows, set back from the street by a walled front garden.

The flat occupies the whole of the ground floor of this charming Victorian end of terrace house, which the current owners extended and completely renovated during their ownership, creating a unique kitchen dining space to the rear that focuses on bringing the outdoors in.

The property offers a generous 1017 sq ft (94.5 sqm) of internal floor space, plus an additional 127 sq ft (11.8 sqm) from the garden office. The flat has been exceptionally designed throughout, with high specification finish and a well-planned layout with the bedrooms to the front of the house and the living areas to the rear.

Upon entry is a generous hallway that has lovely, exposed floorboards that run seamlessly through into the bedrooms. The hallway has a large utility cupboard and access to a dry cellar with extensive storage and a tumble dryer.



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There are two good size double bedrooms, both are located at the front half of the property, adjacent to one another. Both have high ceilings and fitted, floor to ceiling wardrobes in the alcoves. The main bedroom retains the original bay window which looks out to the front garden which is fitted with double glazed sash windows and furnished with plantation shutters. Beneath the bay is a beautiful white cast iron radiator that fits with the period character and omits plenty of heat. There is also a wood burner in the chimney breast for those cold winter evenings.

Adjacent is the other double bedroom which has plenty of character with high ceilings and cornicing and a large window that looks out to a lightwell courtyard that is in the centre of the property.

The courtyard is ingeniously designed to bring light and air into the middle of the flat, large sliding doors open from the hallway and there is also a large floor to ceiling window that looks onto the kitchen dining area.

Opposite this is a contemporary family bathroom. The bathtub has a rainfall shower head above and clad in stylish designer tiles surrounding it. There is a contemporary wall hung toilet with a hidden cistern that floats above the floor making it easy to clean and gives a feeling of space. A large contemporary sink with a chrome mixer sits neatly above a chrome frame. Above this is a large mirrored vanity unit.

The hallway leads directly through to the stunning contemporary open plan kitchen/dining/reception area that is a massive space, approximately 33ft by 17ft (10m x 5m)! Awash with natural light from 4 large skylights above and a large floor to ceiling sliding door with a window to the side that frames the SOUTHWEST facing rear garden beautifully!

The floor of the kitchen extension and bathroom has underfloor heating throughout and is finished with stunning oak engineered wood.

The kitchen is made of bespoke Plywood with a concrete worktop, stylish splash back of handmade tiles and integrated appliances. There are plenty of storage cupboards, an induction hob and a stainless-steel sink set within the concrete breakfast bar worktop.

The area to the side of the kitchen is ideal for a large table and chairs that is illuminated by two skylights above.

At the far end of this room is a lounge area that has plenty of space for a couple of sofas, this space is especially bright thanks to the Southerly aspect of the windows, doors and skylights above.

Through the sliding aluminium doors is a gorgeous patio area that has a seating bench to the side, perfect for alfresco dining and summer BBQ's!

The split level steps up to a raised chamomile lawn that is surrounded by beds full of an array of mature plants and shrubs and



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two fruit trees.

At the far end of the garden is a large garden office/studio that is well insulated and hard wired for electricity and lighting.

Comerford Road provides excellent transport links, being situated between Brockley Station and Crofton Park Station, there are frequent services into London Bridge, Shoreditch, Highbury Islington, Canada Water and the Thameslink service into Blackfriars and St Pancras. Comerford Road is a short distance from the green surroundings of Hillyfields Park and Ladywell Fields. There are many sought after local schools close by including Beecroft Garden & Gordonbrock primary schools and popular secondary schools Prendergast Girls and Haberdashers' Aske's Hatcham College. The local high street has plenty to offer including some great independent coffee shops, some wonderful craft pubs, bars, restaurants and local supermarkets.

### Property features

- Ground floor, 2 double bedroom garden flat
- Beautiful, secluded SOUTH WEST facing, landscaped rear garden
- SHARE OF FREEHOLD
- Offering a generous 1017 sq ft (94.5 sqm) of internal floor space
- Fabulous open plan kitchen dining reception room
- Garden office/studio, hard wired for electricity and light
- Stylish family bathroom
- Plenty of storage, including a cellar
- Close to Brockley Station and Crofton Park Station
- Close to amenities and a good selection of highly rated selection of schools



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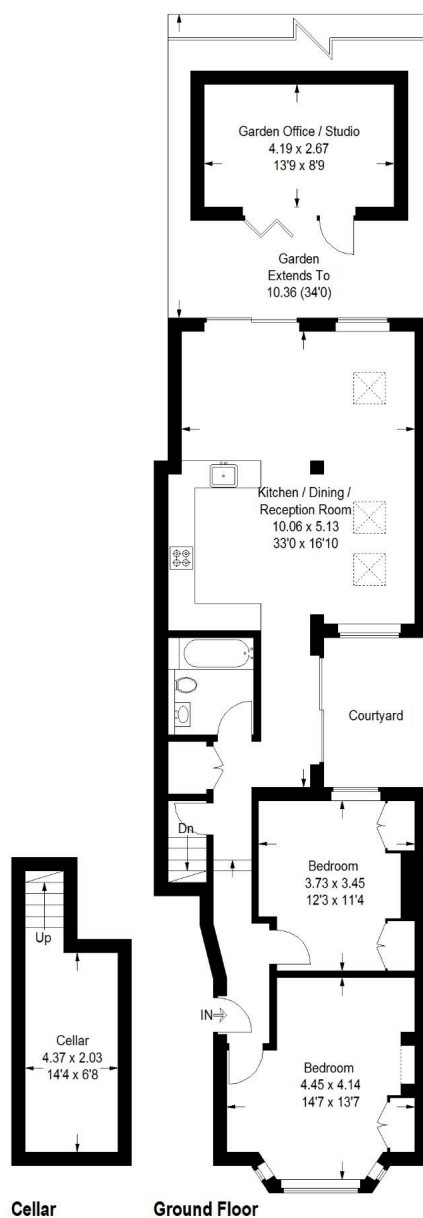
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Comerford Road



Approximate Gross Internal Area  
 94.5 sq m / 1017 sq ft  
 Outbuilding = 11.8 sq m / 127 sq ft  
 Total = 106.3 sq m / 1144 sq ft

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



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