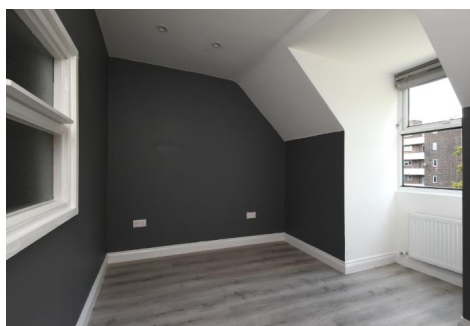


81C , Wickham Road, , SE4 1NH • 3 bedroom Flat

£2,700 pcm



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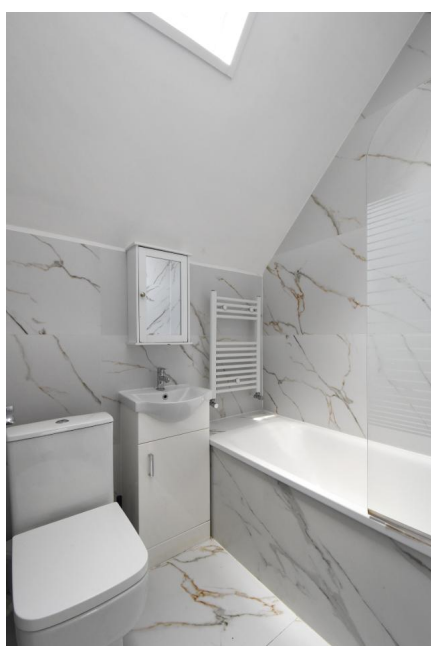
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Property description

A beautifully presented and exceptionally spacious two-bedroom second-floor apartment, extending to approximately 937 sq ft, situated within an attractive period conversion in the heart of Brockley.

The property offers bright and generously proportioned accommodation throughout, comprising a large reception room, two well-sized double bedrooms, a modern fitted kitchen, a stylish contemporary bathroom, and a separate WC. Finished to a good standard, the apartment provides comfortable and practical living, making it an ideal home for a professional couple, small family or two professional sharers.

Perfectly positioned within easy walking distance of Brockley Station, the property offers excellent transport links into London



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Bridge, Cannon Street, Charing Cross and Canary Wharf. Brockley's vibrant high street is just moments away, offering an excellent selection of independent cafés, restaurants, pubs, supermarkets and local shops, whilst nearby Hilly Fields provides beautiful open green space for recreation.

Please note that the property does not hold an HMO licence and is therefore not suitable sharers.

Property features

- Spacious two/ three-bedroom second-floor apartment
- Approximately 937 sq ft of accommodation
- Attractive period conversion
- Modern fitted kitchen
- Contemporary bathroom with separate WC
- Two generous double bedrooms
- Excellent Brockley location
- Close to Brockley Station and local amenities
- Suitable for a professional couple or small family
- No HMO licence – not suitable for three or more unrelated occupants



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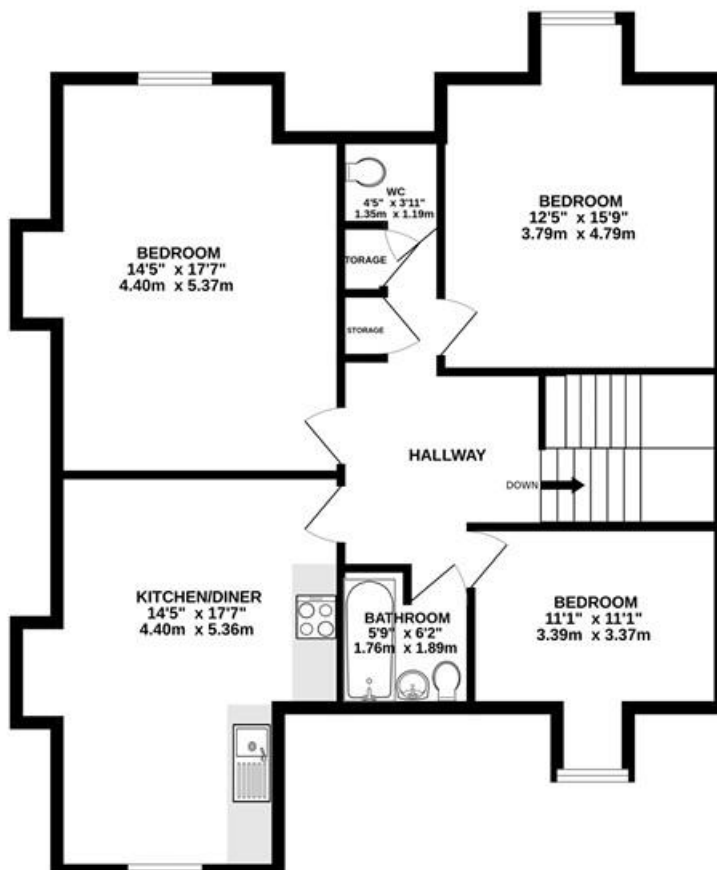
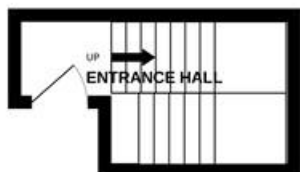


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FIRST FLOOR
74 sq.ft. (6.8 sq.m.) approx.

TOP FLOOR
913 sq.ft. (84.8 sq.m.) approx.



FLAT C 81 WICKHAM ROAD SE4 1NH

TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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