

Garden flat 2, Breakspears Road , SE4 1UW · 2 bedroom Flat

£625,000



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

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## Property description

Occupying the whole garden level of this stunning end of terrace Victorian house is this well-proportioned two-bedroom maisonette that benefits from a beautifully landscaped WEST facing private rear garden with a home office/studio, also accessible from a communal side return, that offers great additional storage. The whole property has been painstakingly renovated by the current owner. Total floor space is a very generous 953 Sqft (88.57 Sqm)!

The statuesque building has recently been externally restored which adds to the impressive kerb appeal. From the grand raised steps, there are a couple of steps down the side to this flat's own front door which is flanked by a pretty front garden.

Upon entry there is a good size entrance hall and large storage area under the front steps. Beyond this is a wide hallway with utility cupboard and access to all the primary rooms.

At the front of the property is a luxuriously generous primary bedroom that is approximately 6m x 5m! It has fitted cupboards and wardrobe. Overlooking the front garden is a beautiful bay sash window that offers plenty of natural light to this room and has been restored with its original shutters.

The luxurious bathroom suite brings this flat back into the 21st century whilst being sympathetic to the character and charm this property exudes. Notable features include real marble tiling, a stunning freestanding stone bath looking over the rear garden, and



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, a separate walk-in shower enclosure.

Towards the rear of the property is a lovely kitchen reception room which is a good size (almost 5m x 5m) and has French doors opening out directly onto the rear garden. The kitchen is well equipped with solid oak classic shaker style cupboards, white Quartz worktops and Smeg appliances.

The second bedroom is located at the far end of the flat, fits a double bed and makes a good spare room or study.

The garden catches the afternoon sunshine thanks to its Westerly aspect. It has been beautifully landscaped with patio areas, planting and a raised deck which is a suntrap, perfect for al fresco dining and lounging. Here there is a garden room/studio with electricity, plumbing and insulation. An ideal space for those working from home.

The local area offers an abundance of amenities, Brockley Market is an award-winning farmers market that operates every Saturday literally round the corner. The Talbot, also under 5 mins walk away, is a renowned gastropub serving local craft beer and fine wines. The green open space of Hilly Fields is down the road which is a beautiful park with stunning views over Canary Wharf, the Shard and the O2 Dome.

Located in a conservation area there is an active society of local residents who maintain the creative local vibe and it is very leafy and peaceful considering the property is in zone 2.

There is an abundance of great transportation links nearby, good bus routes from Lewisham Way, St John's station is 4-5 mins away with links to London Bridge (7 mins) and Cannon Street (10 mins). Lewisham train station is also within walking distance adding regular South Eastern services to London Victoria, Charing Cross Woolwich Arsenal as well as the DLR which goes to Greenwich, Canary Wharf and continues to Stratford and Bank.

This is a great maisonette in a superb location, an absolute must view!



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## Property features

- 2 bedroom garden maisonette with its own front door
- Beautifully landscaped, secluded WEST facing private rear garden
- Communal side return storage, ideal for bikes and tools
- Generous primary bedroom with fitted wardrobes and a large bay window
- Open plan kitchen reception room
- Luxurious bathroom with freestanding bath and shower enclosure
- Garden office/studio hard wired for electricity
- Good size entrance porch and hallway with plenty of additional storage
- Zone 2 conservation arear with lots of amenities near by
- Close to an abunance of transport links from St Johns station, Brockley Station and Lewisham DLR



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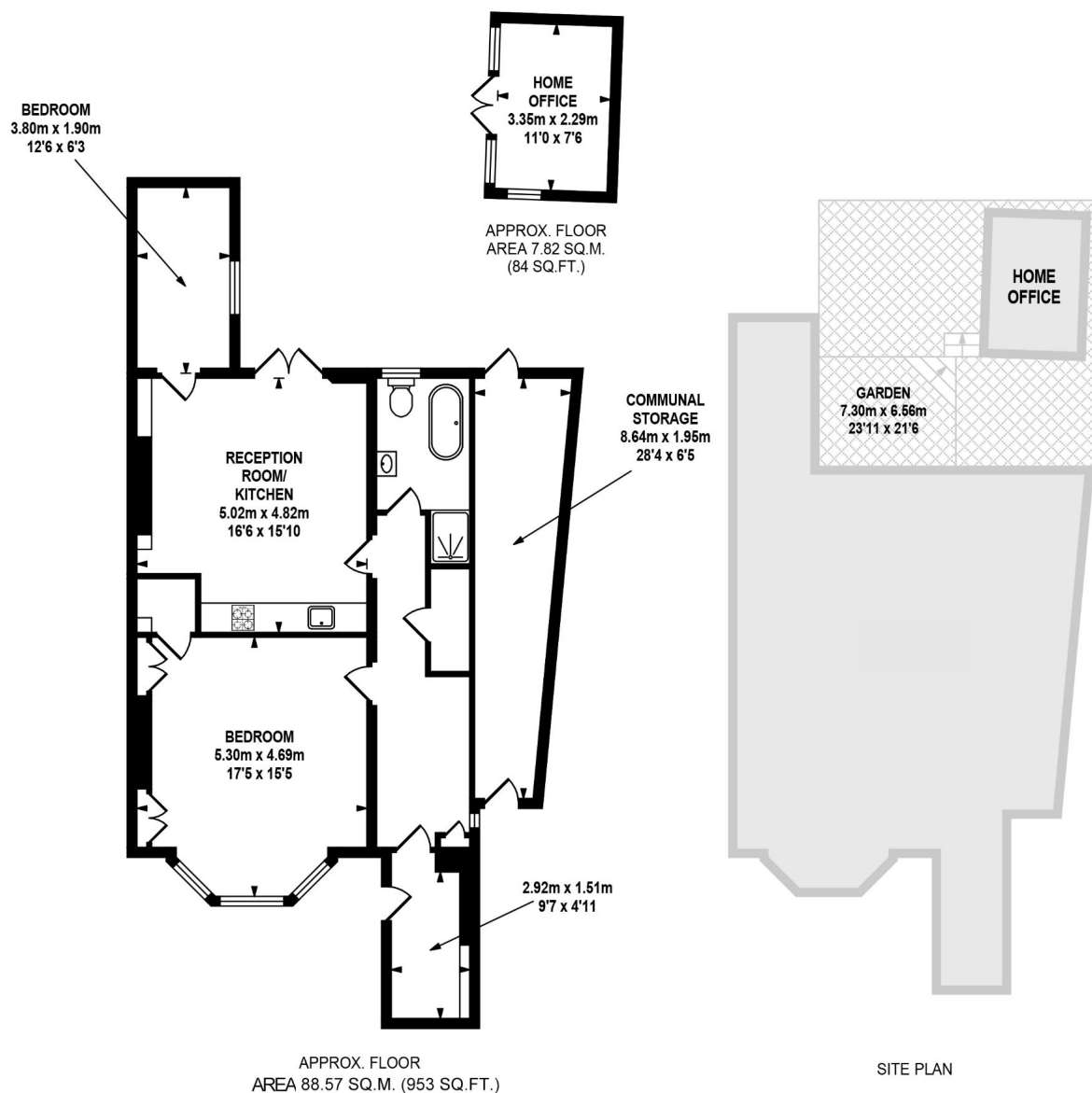
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**TOTAL APPROX.FLOOR AREA 88.57 SQ.M. (953 SQ.FT.)**  
EXCLUDING COMMUNAL STORAGE



Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
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