



MANOR AVENUE, BROCKLEY, LONDON, SE4 1PE
GUIDE PRICE £800,000-£900,000 LEASEHOLD

A TRULY IMPRESSIVE THREE BEDROOM SPLIT LEVEL PERIOD CONVERSION WITH AN OUTSTANDING 115FT PRIVATE SOUTH-EAST FACING GARDEN, DETACHED STUDIO AND OFF STREET PARKING, LOCATED ON THE HIGHLY SOUGHT AFTER MANOR AVENUE IN THE HEART OF THE BROCKLEY CONSERVATION AREA.

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DESCRIPTION:

This wonderful home combines the charm and character of a period property with modern conveniences, creating an enviable living space. The property is in excellent decorative order with high ceilings, sash windows, period fireplaces, stripped floorboards, and gas fired central heating.

Arranged over the raised and lower ground floors of this four storey Victorian home, the accommodation comprises a large 18'2 x 12'6 reception room with alcove storage, a very attractive modern kitchen with wooden worktops and range style oven and cloakroom (WC). Downstairs is a generous master bedroom with built in wardrobes and two additional bedrooms providing plenty of room for family, guests or a home office setup. There is also a dressing and storage room, a stunning family bathroom with roll top bath and separate shower and understairs storage and utility area.

One of the standout features of this property is its 115ft private garden. This urban oasis is professionally landscaped, offering a tranquil space for al fresco dining, entertaining or simply enjoying a quiet moment amidst the greenery. The garden is also home to a substantial outbuilding, which could serve a variety of purposes with a studio room, kitchenette and shower room. Finally, there is rear access which can provide off street parking.

This is a fantastic property offering huge versatility and we would strongly recommend viewings for buyers wanting a house or a flat. Video tour can be seen at winkworth.co.uk

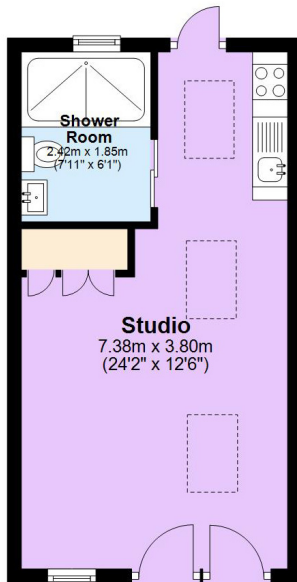
The property is located within a few minutes' walk of Hilly Fields with its tennis and basketball courts and children's playground. The popular Brockley Farmers Market and weekly Street Food Market are also nearby. Located in Zone 2 the transport links are excellent and there are services to London Bridge, Cannon Street, Charing Cross and Victoria providing easy access to the City and Canary Wharf. Brockley Station and the Overground Line are just 0.39 miles, St John's Station is 0.32 miles, New Cross 0.5 miles and the DLR 0.58 miles. Both Gordonbrock Primary School and Prendergast School for Girls (also offers a co-ed 6th Form) are Ofsted "Outstanding". There is also the Dulwich schools bus stop around the corner giving access to the sought after Dulwich Schools. Ladywell Village is a short walk which is popular for its wide range of independent shops, gastro pub, cafes, deli, and patisserie.





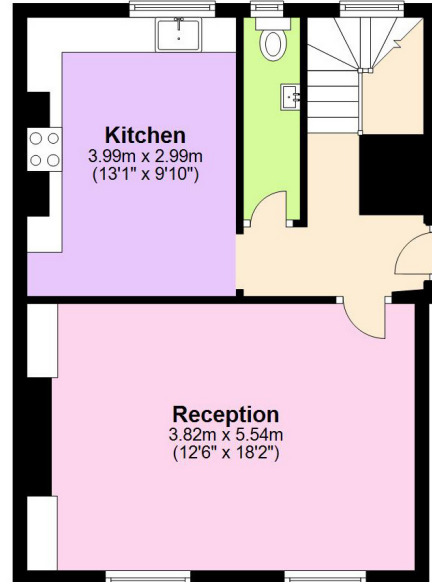
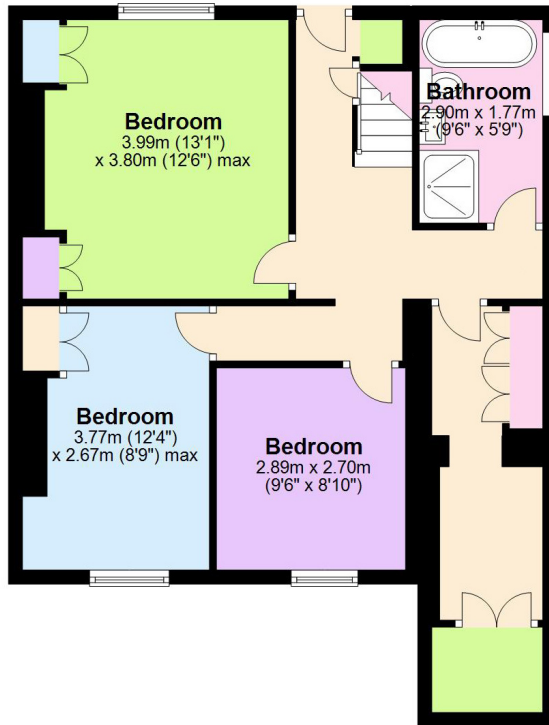
Ground Floor

Approx. 89.1 sq. metres (959.1 sq. feet)



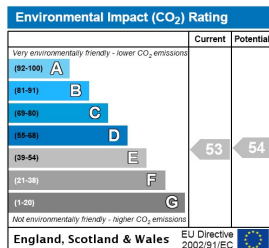
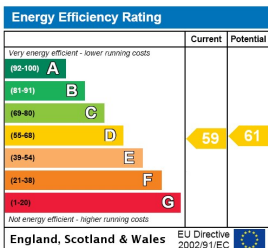
Upper Ground Floor

Approx. 44.3 sq. metres (476.8 sq. feet)



Total area: approx. 133.4 sq. metres (1435.8 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.



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