



Arabin Road, SE4

£625,000 *Leasehold*

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A stunning and characterful two bedroom Victorian conversion located on a quiet residential road in the highly sought after Brockley area. This property seamlessly blends timeless elegance with modern living. Stylish and welcoming, this property is a true sanctuary in one of Southeast London's most desirable, cosmopolitan neighbourhoods.

Measuring in excess of 651 sq ft of internal space, the interiors have



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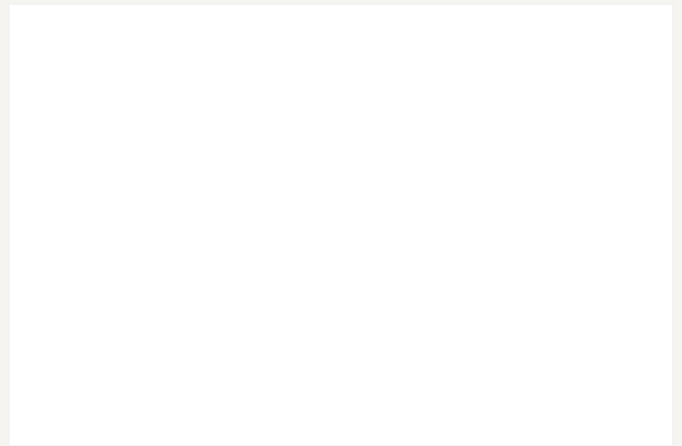


been tastefully designed to an exceptionally high standard with a mix of contemporary finishes and attention to detail. The scandanavian style open plan kitchen / living room serves as a beautiful focal point for the property, boasting a light-colored wood flooring and cabinetry, ample counter space, modern fixtures and fittings and space for dining perfectly complemented by the ample natural light that floods through the large windows creating a light filled space. Large doors open onto the patio and landscaped pebble garden, creating a seamless flow between indoor and outdoor living — perfect for capturing a full afternoon and evening of sun, or entertaining guests.

The property continues to impress with two well-appointed bedrooms with cozy, inviting decor, offering plenty of space and natural light. One of the bedrooms has direct access to the rear garden. Designed with both practicality and elegance in mind the bedrooms are a private and serene retreat to unwind in comfort and style. The bedroom is well served by a contemporary family bathroom suite. The well-appointed bathroom offers a clean, minimalist design with all the essentials for your comfort.

The property also benefits from sleek, contemporary finishes throughout, ensuring a high standard of living and captures a perfect mix of charm, space, and convenience and has been beautifully curated to suit modern living while maintaining a welcoming, homely atmosphere. Perfectly positioned in a tranquil yet vibrant neighbourhood for those who appreciate the city life, you're just moments away from local shops, schools, and transport links ensuring a swift journey to the heart of London. Whether you're commuting or looking for a weekend adventure, the location couldn't be more ideal offering everything you need for easy living.





ROOM DESCRIPTIONS

MATERIAL INFO

Tenure: Leasehold

Term: 996 year and 11 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

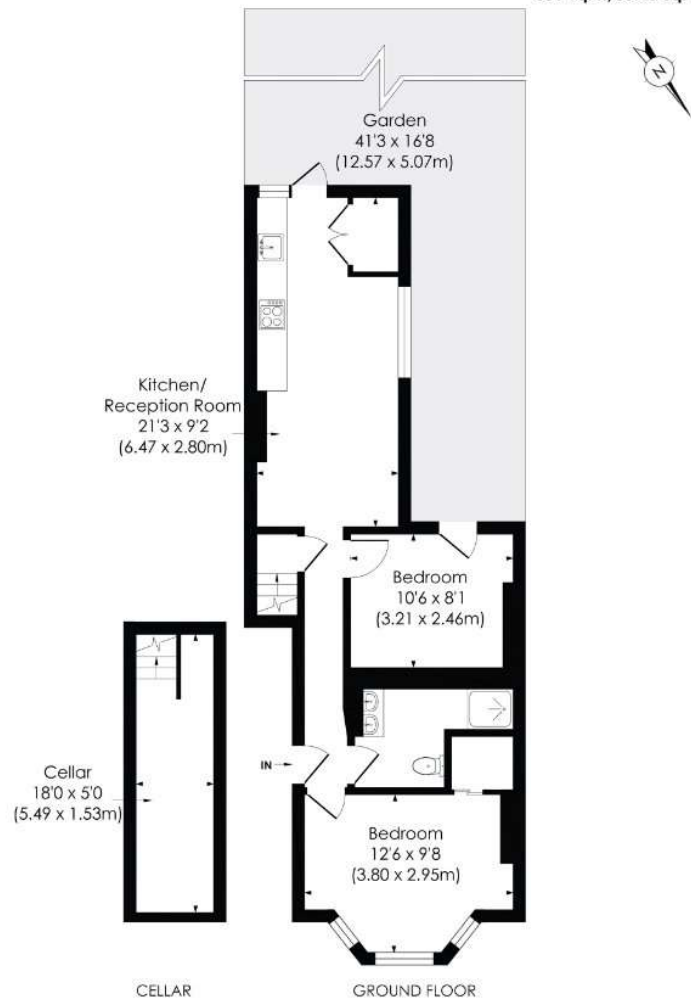
Council Tax Band: C

EPC rating: D

ARABIN ROAD, SE4

Approx. Gross Internal Floor Area

651 Sq. ft/60.45 Sq. m



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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