



Breakspears Road, Brockley, London, SE4

£575,000 *Leasehold*

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Occupying the lower ground floor of an elegant period building on one of Brockley's most desirable roads, this beautifully proportioned two-bedroom apartment offers generous space and high ceilings.

KEY FEATURES

- spacious reception room with elegant bay window
- huge communal garden
- beautiful period conversion
- Brockley Conservation Area
- excellent transport links — Brockley, St John's, and DLR
- close to popular cafés, markets, and "Outstanding" local schools



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The spacious reception room is a true highlight, featuring a wide bay window and original fireplace, creating a welcoming focal point and a perfect setting for entertaining or relaxing. To the rear, the well-sized main bedroom enjoys peaceful views, while the second double bedroom offers excellent flexibility as a guest room or home office. The modern bathroom is smartly presented, and the separate fitted kitchen, with its clean lines and practical layout, works very well. Well maintained and ready to move into, this attractive home extends to approximately 787 sq.ft (73.1 sq.m) and combines period character with comfortable modern living. The property further benefits from a very large communal garden, a 950+ year lease and is sold chain free.

Breakspears Road is a tree-lined, residential street in the heart of the Brockley Conservation Area, ideally positioned for the independent cafés, shops and restaurants of Brockley and Telegraph Hill. The property is also within a 10 minute walk (600 metres) of Hilly Fields with its tennis and basketball courts and children's playground, while the popular Brockley Farmers Market and weekly Street Food Market are close by.

Located in Zone 2, the area is exceptionally well connected, with Brockley Station (Overground and mainline services) just 0.4 miles away, providing fast links to London Bridge, Cannon Street, Charing Cross, Victoria, Shoreditch and Canary Wharf. St John's Station is also 0.4 miles, New Cross 0.9 miles and the DLR just 0.6 miles away. Families will appreciate the excellent local schooling, with both Gordonbrock Primary and Prendergast School for Girls (with co-ed sixth form) rated "Outstanding" by Ofsted. There is also a Dulwich schools bus stop around the corner, giving access to several sought-after independent schools. Ladywell Village is a short stroll and much loved for its vibrant community atmosphere, independent shops, cafés, deli and patisserie.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 978 year and 10 months (tbc)
Service Charge: tbc
Ground Rent: tbc (subject to increase)
Council Tax Band:
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply:
Sewerage supply:
Water supply:
Mobile signal:

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences
Is object modified: False



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



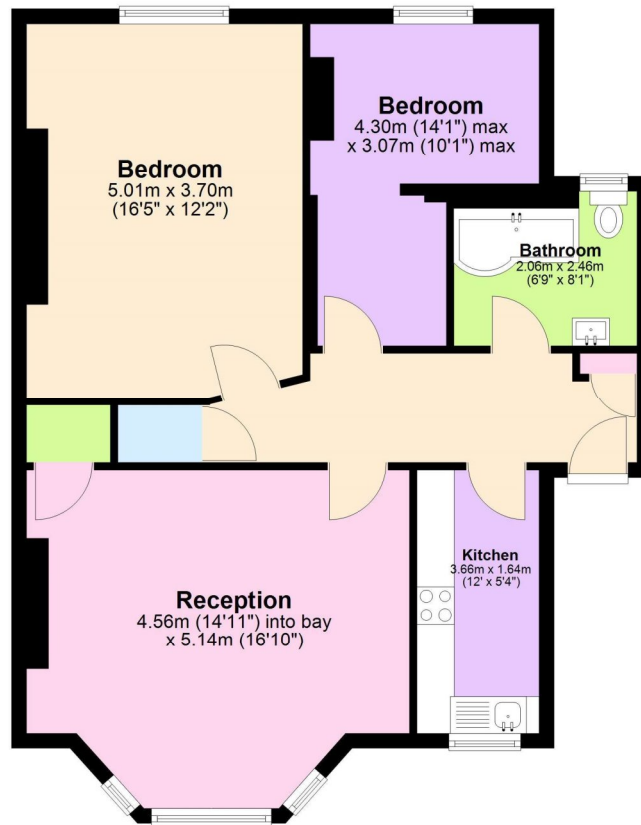
<https://www.winkworth.co.uk/sale/property/BLA250678>

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.



Lower Ground Floor

Approx. 73.1 sq. metres (787.3 sq. feet)



Total area: approx. 73.1 sq. metres (787.3 sq. feet)

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