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TRESSILLIAN ROAD BROCKLEY



£550,000 FOR SALE

REF: 2785656

2 Bed, Conversion Apartment

10 minutes' walk to Brockley Overground - Two double bedrooms - Stunning sash windows - Period conversion - Spacious reception room - Beautifully finished throughout

A beautifully finished, period conversion apartment, superbly located a 10 minute walk to Brockley Overground Station and a 5 minute walk from the popular Hilly Fields Park. The property boasts a spacious reception/dining room with several stunning sash windows with wooden shutters allowing in plenty of natural light. The room has been tastefully decorated with imported Dineson Douglas Fir flooring and its period features add charm to the space. Further to this as an added bonus there is sound... [continued below](#)

Train/Tube - Brockley, Crofton Park, St Johns, Lewisham

Local Authority/Council Tax - Lewisham

Tenure - Leasehold

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Kitchen



Exterior



Reception/Dining area



Reception/Dining area



Bedroom 1



Bedroom 1



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Bedroom 2



Bedroom 2



Bathroom



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ludlowthompson Tressillian Road, SE4 GROSS INTERNAL AREA
 CAPTURE DATE: 04/06/2021 LINES: 2,382,346 82.55 sqm / 888.56 sqft

— Ground Floor — First Floor

<p>GROSS INTERNAL AREA (GIA) Perimeter of the property</p> <p>82.55 sqm / 888.56 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and structural features. Includes partitions, architectural features.</p> <p>74.72 sqm / 804.28 sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balcony, terrace, pergola etc.</p> <p>0.00 sqm / 0.00 sqft</p>	<p>ALLOWABLE GROSS FLOOR AREA (AGA) Permitted use case under 13m</p> <p>0.00 sqm / 0.00 sqft</p>
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Specs Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

max sq metres: 75.42 sqm / 812.22 sqft
 min sq metres: 75.28 sqm / 810.41 sqft

www.ludlowthompson.com/properties/2382346

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture of furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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A beautifully finished, period conversion apartment, superbly located a 10 minute walk to Brockley Overground Station and a 5 minute walk from the popular Hilly Fields Park.

The property boasts a spacious reception/dining room with several stunning sash windows with wooden shutters allowing in plenty of natural light. The room has been tastefully decorated with imported Dineson Douglas Fir flooring and its period features add charm to the space. Further to this as an added bonus there is sound proof laid in the hallway and subfloor for maximum noise reduction and insulation. The kitchen is well-sized with a fitted oven and bar seating area. Both double bedrooms are generously sized with plenty of storage space. The bathroom has been beautifully tiled throughout and contains a bath/shower.

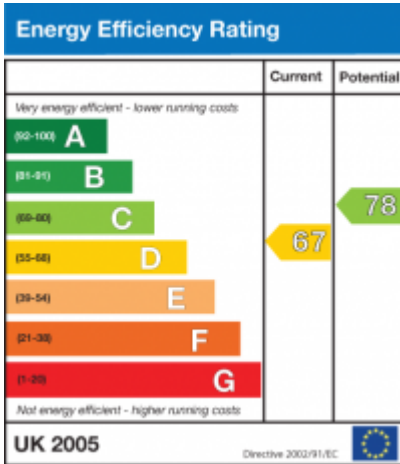
Tenure Details

Tenure - Leasehold

Lease Length - 141 years



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CALL 020 7101 0236

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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Canada Water Sales Office quoting 2785656

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.