



Canada Water Lettings, Unit 2 Montreal House Surrey Quays Road, London SE16 7AQ
E canadawaterlet@ludlowthompson.com W www.ludlowthompson.com

BROOKBANK ROAD LEWISHAM



LET

REF: 5998859

2 Bed, Conversion Apartment

Large Kitchen/Diner - Original Wood Flooring - Close to Local Amenities - One Master Bedroom With Study Room - Period Features - 3min Walk to Hilly Fields

Located on the fringes of Hilly Fields and within a short walk to Lewisham Station and Town Centre. This stunning period conversion boasts contemporary living by blending period charm with modern fixtures and fittings. The property comprises of a spacious master bedroom with a large wardrobe, single bedroom/office, modern tiled bathroom, spacious reception with feature fire place and sash windows and a lovely kitchen with dual oven range cooker, additional single oven, under counter fridge, ... [continued below](#)

Train/Tube - Lewisham, St Johns, Elverson Road, Brockley



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Kitchen



Kitchen alt



Living Room



Living Room alt



Living Room alt



Bathroom



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Bathroom alt



Main Bedroom



Main Bedroom alt



Bedroom 2



Exterior



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BROOKBANK ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 773 SQ FT - 71.78 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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 or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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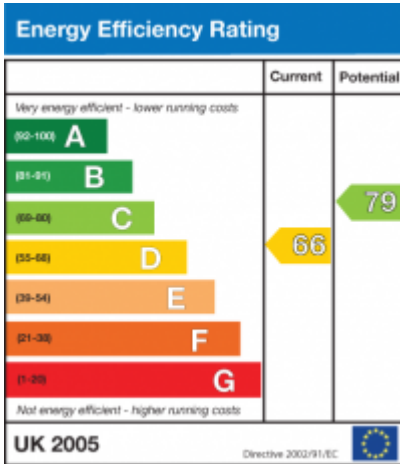


Located on the fringes of Hilly Fields and within a short walk to Lewisham Station and Town Centre. This stunning period conversation boasts contemporary living by blending period charm with modern fixtures and fittings. The property comprises of a spacious master bedroom with a large wardrobe, single bedroom/office, modern tiled bathroom, spacious reception with feature fire place and sash windows and a lovely kitchen with dual oven range cooker, additional single oven, under counter fridge, built-in dishwasher, washer/dryer, Belfast sink and an Island unit. Further benefiting from polished original wooden flooring throughout.

Lewisham's fantastic transport links (British Rail & DLR Station) are under a ten minute walk from the property. Lewisham High Street, and Hilly Fields are also easily accessible.

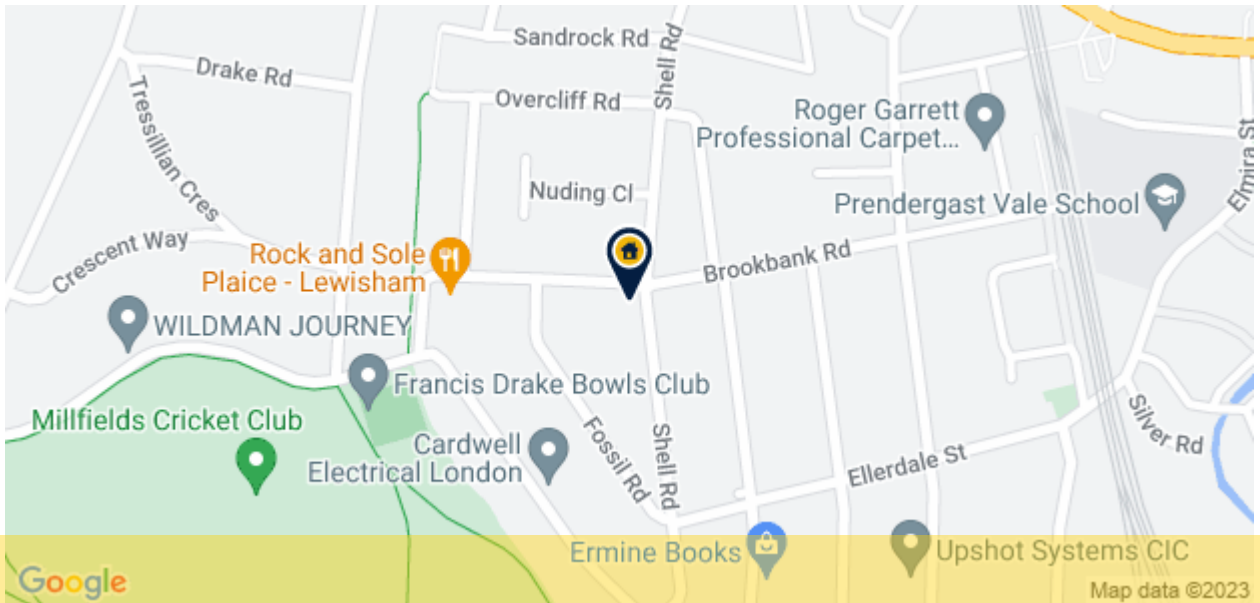


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When you want to view a property through us it helps to bear in mind the following:

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 landlord will give us specific times only convenient to them. We do advise landlords that if they are serious about letting 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 Lettings Office quoting 5998859

DISCLAIMER

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

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/landlord accept no responsibility for any error they may contain however caused. Any renter 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 landlord. Photographs may depict items which are not included in the let. Consult a solicitor on aspects relating to tenure/property details.