



**LEWISHAM WAY, BROCKLEY, LONDON, SE4 1UU**  
**OIEO £1,750,000 FREEHOLD**

**AN OUTSTANDING AND HUGE, GRADE II LISTED SEMI-DETACHED PERIOD HOME PROVIDING UP TO SEVEN BEDROOMS, WITH A ROOF TERRACE AND BEAUTIFUL 130FT SOUTHWEST FACING GARDEN WITH REAR ACCESS AND POTENTIAL FOR DOUBLE GARAGE/CAR PORT, ALL LOCATED WITHIN 825 METRES OF FOUR STATIONS INCLUDING MAINLINE, DLR AND OVERGROUND LINES.**

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## DESCRIPTION:

The property is on the market for the first time in over 50 years and although has been well-maintained, there is plenty of scope to enhance. Features include; period features, very high ceilings, ornate cornicing, sash windows, original shutters, feature fireplaces and gas fired central heating.

Arranged over four floors, the accommodation comprises; a superb 19'5 x 13'11 reception room, large kitchen diner and shower room to the raised ground floor. The first floor currently provides a second huge 19'7 x 13'11 reception room, a dining room, a pantry/kitchenette and a bathroom with three bedrooms on the top floor and access to a large roof terrace. The lower ground floor has a huge 19'3 x 13'4 bedroom or reception room, a further reception room, modern kitchen, bathroom and separate WC.

To the rear is a beautiful and mature garden that extends to approx. 130ft with patio, lawn, fruit trees, mature shrubs, flower beds and large shed. There is rear gated access from Manor Avenue with double gates to the back of the garden. In our opinion this would be ideal for secure off street parking or to build a double garage (STPP) as other neighbouring houses have.

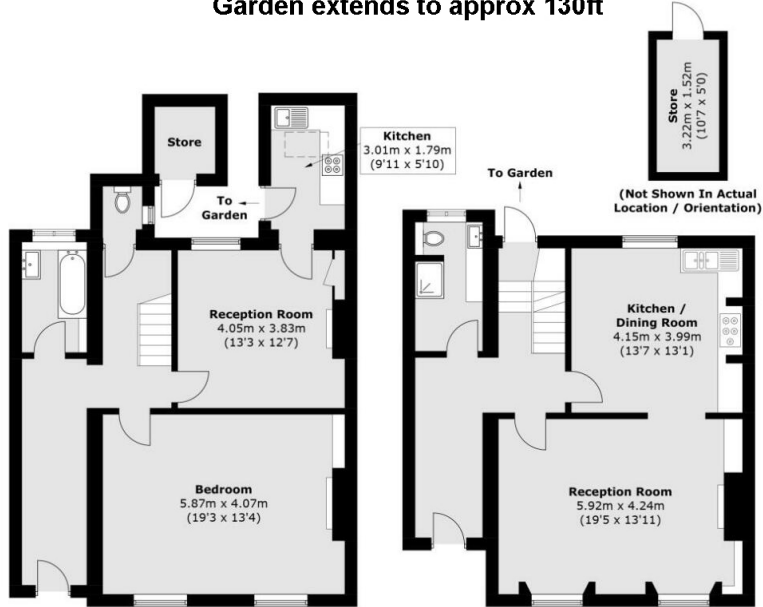
This is a wonderful home and perfect for a new family to make their own. There is no chain and viewing is highly recommended.

The property is overlooking the Memorial Gardens and set back from the main road. Located in Zone 2 the transport links are excellent and there are services to London Bridge, Cannon Street, Charing Cross and Victoria and easy access to the City and Canary Wharf. St Johns mainline is 518 metres away with Elverson Road (DLR) 658 metres, New Cross (mainline and Overground) 685 metres and Brockley Station (mainline and Overground) 825 metres. The property is located within a few minutes' walk from Hilly Fields with its tennis and basketball courts and children's playground and the popular Brockley Farmers Market and weekly Street Food Market. 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.



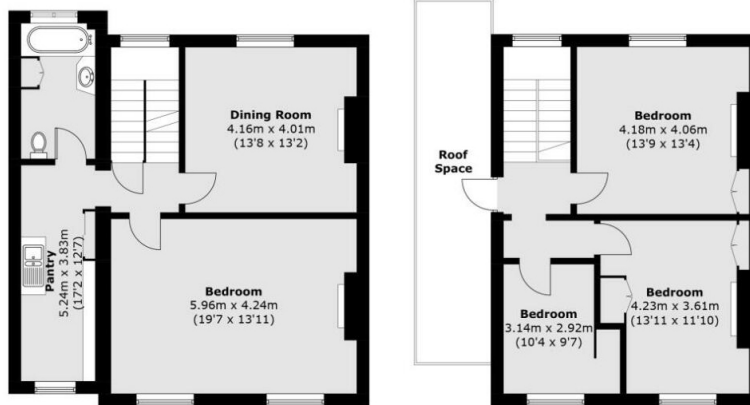


Garden extends to approx 130ft



Lower Ground Floor

Ground Floor



First Floor

Second Floor

Total area (approx.): 257.4 sq. m (2,770.5 sq. ft)  
 Stores area (approx.): 7.4 sq. m (79.6 sq. ft)  
 Roof Space area (approx.): 15.8 sq. m (170.1 sq. ft)

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.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		78
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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See things differently

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