



TRESSILLIAN ROAD, BROCKLEY, LONDON, SE4 1YA
OIRO £700,000 LEASEHOLD

AN IMPRESSIVE TWO BEDROOM APARTMENT SPANNING
CIRCA 1,000 SQ.FT WITH ELEGANT PERIOD FEATURES,
HIGH CEILINGS, CELLAR AND PRIVATE GARDEN, LOCATED
IN THE HEART OF THE BROCKLEY CONSERVATION AREA.

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DESCRIPTION:

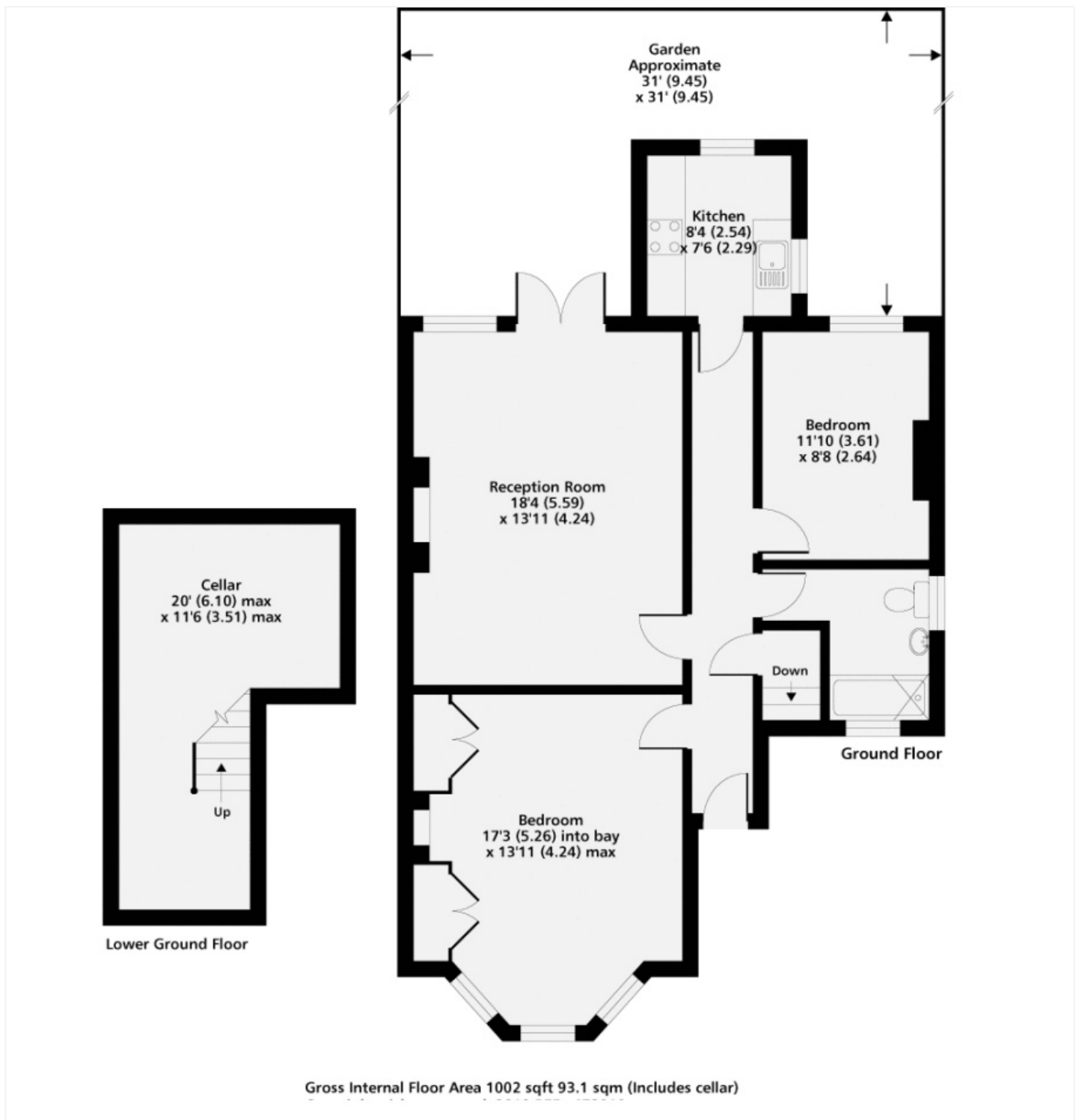
Found on the hall (ground) floor of this large semi-detached Victorian house, the accommodation comprises; entrance hall with access down to a good size cellar, a huge and elegant 18'4 x 13'11 reception room with bespoke alcove storage and direct access to the garden and a separate modern kitchen. To the front is a huge 17'3 x 13'11 master bedroom with built in wardrobes and bay window, a second double bedroom and modern bathroom. Features include; very high ceilings, ornate cornicing, stripped floorboards, feature fireplaces, sash windows and gas fired central heating. To the rear is a large 30ft x 30ft private garden with patio, lawn, flower beds, veg patch and side access.

This is a fantastic property, and your immediate viewing is essential. Video tour can be seen at winkworth.co.uk

The property is located within a two minutes walk (235 metres) of Hilly Fields with its tennis and basketball courts and children's playground. The popular Brockley Farmers Market and weekly Street Food Market are also nearby. Located in Zone 2 the transport links are excellent and there are services to London Bridge, Cannon Street, Charing Cross and Victoria providing easy access to the City and Canary Wharf. Brockley Station and the Overground Line are just 0.4 miles, as is St John's Station with New Cross 0.9 miles and the DLR 0.6 miles. 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.







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.

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