HUNTERS®

HERE TO GET *you* THERE

Wickham Road, London, SE4 1SY

£2,700 Per Month

Property Images

















HUNTERS®

HERE TO GET *you* THERE

Property Images









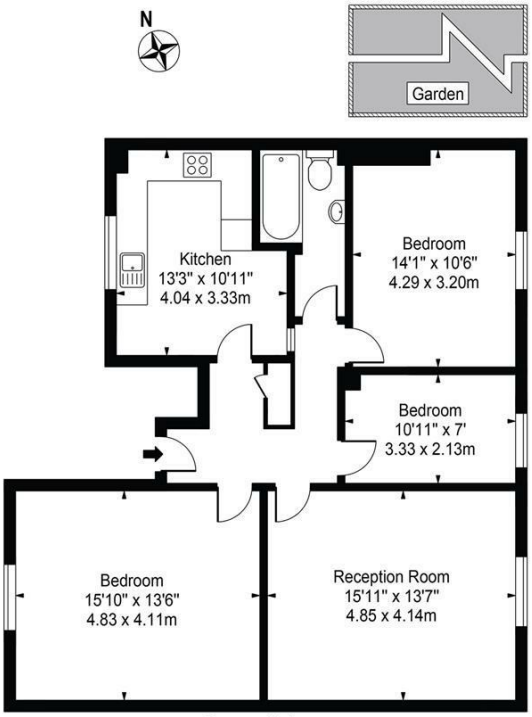


HUNTERS®

HERE TO GET *you* THERE

Wickham Road, SE4 1NY

Approx. Gross Internal Area 953 Sq Ft - 88.54 Sq M



Second Floor

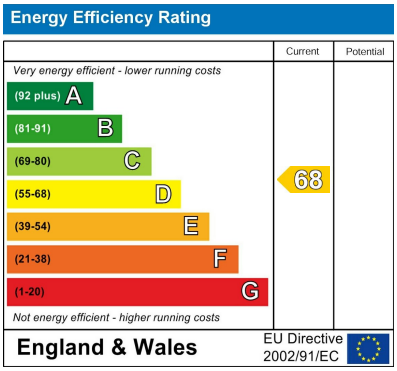
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

www.interdesignphotography.com

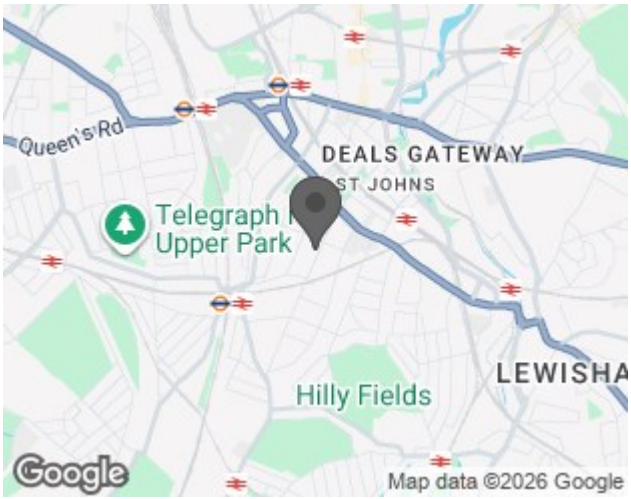
This floor plan should be used as general outline for guidance only.

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC



Map



Details

Type: Apartment - Conversion Beds: 3 Bathrooms: 1 Receptions: 1

Tenure:

ASKING PRICE £2,700

AVAILABLE FROM 20TH NOVEMBER - NOT FOR 3 SHARERS

FURNISHED

A truly unique offering in the heart of the Brockley Conservation Area. This Apartment within a Period Conversion and spanning approximately 953sqft including its own section of private garden this property offers something rare to the market.

The layout of the property consist three double bedrooms, a family bathroom, a separate kitchen and a reception room. The uniqueness of this property is that it allows for spectacular views of the communal gardens from one side and panoramic views from the other side. The layout is well structured and this is the perfect opportunity for a couple or young family looking for a long term home in an ideal location.

Early viewing is Highly Recommended.

Features

• ASKING PRICE £2,700 • AVAILABLE 20TH NOVEMBER - NOT FOR 3 SHARERS • FURNISHED • APARTMENT WITHIN A PERIOD CONVERSION • BROCKLEY CONSERVATION AREA • APPROXIMATELY 953SQFT • THREE BEDROOM • OWN PRIVATE SECTION OF GARDEN • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

ASKING PRICE £2,700

AVAILABLE FROM 20TH NOVEMBER - NOT FOR 3 SHARERS

FURNISHED

A truly unique offering in the heart of the Brockley Conservation Area. This Apartment within a Period Conversion and spanning approximately 953sqft including its own section of private garden this property offers something rare to the market.

The layout of the property consist three double bedrooms, a family bathroom, a separate kitchen and a reception room. The uniqueness of this property is that it allows for spectacular views of the communal gardens from one side and panoramic views from the other side. The layout is well structured and this is the perfect opportunity for a couple or young family looking for a long term home in an ideal location.

Early viewing is Highly Recommended.

TRANSPORT LINKS

HUNTERS® HERE TO GET *you* THERE

10A Dartmouth Road, Forest Hill, SE23 3XU
Tel: 020 3002 4089 Email: foresthill@hunters.com https://www.hunters.com

The Property Ombudsman

In terms of travel Brockley Station which is only 0.3miles offers direct access into Central London in the following timeframes:

London Bridge - approximately 11 minutes
Canary Wharf - approximately 28 minutes
Victoria - approximately 30 minutes
London St Pancras - approximately 34 minutes
London Cannon Street - approximately 32 minutes
London Charing Cross - approximately 30 minutes

There are also numerous bus service which allow access to London and surrounding areas.

SCHOOLS

Oak Gardens Primary School

Pupils are happy, proud, articulate, and confident, the school values and promotes determination, risk-taking, and learning from mistakes, positive and respectful working relationships between staff and pupils, calm behavior around the school with high expectations and routines and curriculum reflects pupils' heritage and the school community, with a focus on understanding the world.

Beecroft Garden Primary

Pupils achieve well in English and mathematics from Years 1 to 6, strong support for pupils with special educational needs and/or disabilities (SEND), enthusiastic engagement in learning, particularly in creative subjects like art and music, positive behaviour and understanding of school rules among pupils and access to a wide range of enrichment activities, including sports and arts.

Turnham Academy

Pupils are happy and well cared for at the school, staff know pupils and their families well and involve everyone in school life, pupils behave well in lessons and on the playground, staff are quick to deal with any incidents of bullying or unkind behaviour and staff set high standards for pupils and encourage them to be aspirational.

THE LOCATION

Brockley is now a very vibrant area offering many shops, bars and restaurants as well as benefiting from a wealth of amenities.

For early morning coffee or breakfast you have Browns of Brockley, Dream Story or Break The Fast.

Restaurants include Chaska Maska, Palungo, Brockley’s Rock, Ellarys, Yard Sale Pizza, Brockley Market and Jones of Brockley.

PARKS AND GREEN SPACES

The Brockley Conservation Area is a large, 116.3-hectare residential enclave in South East London within the London Borough of Lewisham, designated in 1973 and later extended.

It incorporates famous architecture and features one of South London's largest intact collections of High Victorian and Edwardian domestic architecture (built mainly from the 1830s to the 1900s), including grand villas, terraces, and semi-detached homes with stucco details and tile paths. It was designed by the Tyrwhitt-Drake and Wickham families around former country lanes, field patterns, and historic mews. Post-war infill buildings exist mostly where homes were lost during the London Blitz.

Green Spaces includes the landmark Hilly Fields Park (famous for its community spirit, views, and café) as well as leafy residential streets and local community gardens.

This is a truly desirable place to live and represents the perfect opportunity for a family or friends to find their perfect home.

Verified Material Information

Costs and tenure
Tenure: Leasehold
Council tax band: D
EPC rating: C
Monthly rent: £2,700
Security deposit: £3,115

The building
Mid-terrace flat, standard construction
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: Cable
Parking: On Street
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
In In the Brockley conservation area (per planning.data.gov.uk; confirm via the local authority search).
No tree preservation order
No environmental risks recorded

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.