

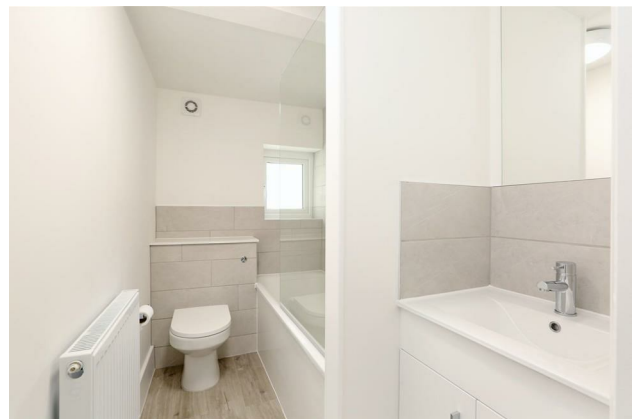
# HUNTERS®

HERE TO GET *you* THERE

**Basement Flat 34 Geoffrey Road, London, SE4 1NT**

**£1,600**

**Property Images**



# HUNTERS<sup>®</sup>

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## Property Images

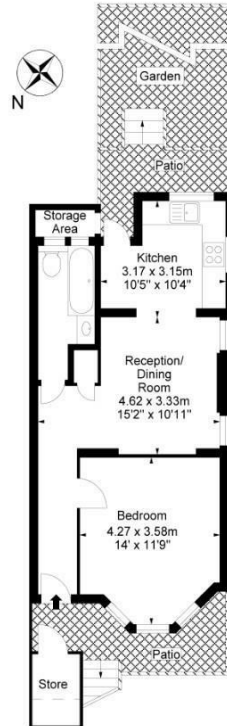


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Geoffrey Road Brockley, SE4

Approx. Gross Internal Area \*  
488 Ft<sup>2</sup> - 45.34 M<sup>2</sup>



Lower Ground Floor

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

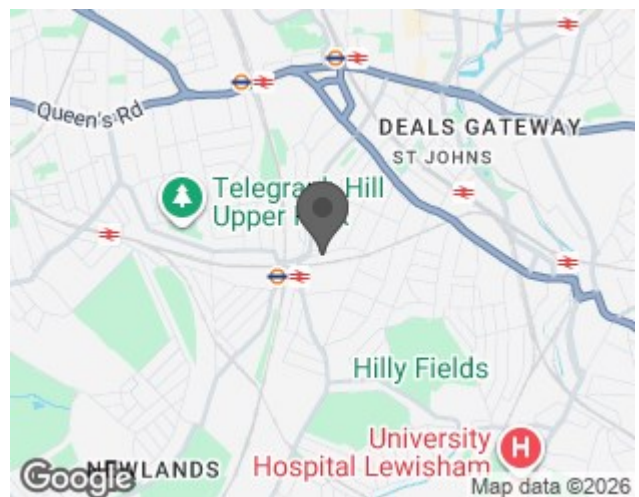
www.interdesignphotography.com

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 © 2023

## EPC

| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   | 66      | 77        |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |

## Map



## Details

Type: Flat - Conversion Beds: 1 Bathrooms: 1 Receptions: 1 Tenure:

## Summary

Situated in Geoffrey Road, Brockley, this conversion flat offers one reception room with open plan kitchen, one bedroom and a modern bathroom.

Situated within the conservation area, within a 6 minute walk to Brockley Station and local bus routes. The flat is available to rent at £1,600 per calendar month, starting from the 24th of January 2026.

This flat is perfect for individuals or couples seeking a convenient location, you will have easy access to local amenities as well as good transport links.

## Features

• One double bedroom • Direct access to communal garden • Fully equipped kitchen • Period conversion • Bay Window in Bedroom • Available 24th January 2026 • Council tax band B • Circa 6 Minute walk to Brockley station • Modernised Bathroom • £1600 PCM

### Description

Available 24th January 2026. We are pleased to offer this one bedroom garden flat on Geoffrey Road situated close to Brockley station.

The flat comprises one double bedroom benefiting from a bay window, a modern bathroom, living room which leads onto the fully equipped kitchen.

Available 24th January 2026.

This flat is best suited for a couple or a single occupant.

Geoffrey Road is perfectly located in SE4 which is very popular for its selection of independent restaurants/bars, pubs (The Talbot being a circa 0.7 miles away), cafés, coffee shops and its green spaces such as Hilly Fields. This flat also benefits from being circa 20-minute walk to Asda superstore in Lewisham, Sainsbury's, The Gym Group and Anytime Fitness, to name just a few.

Excellent transport links from Brockley Station (Circa 6-minute walk, St John's station (Circa 13-minute walk) and Lewisham station with access to DLR and British Rail with direct links to London Bridge, Charing Cross, Victoria and many more. Bus routes also within easy walking distance.

EPC RATING D

COUNCIL TAX BAND B.

Call our team now to schedule a viewing.

Verified Material Information

Monthly rent: £1,600

Security deposit: £1,846

Holding deposit: £369

Council Tax band: Not banded

Tenure: Freehold

Property type: Flat

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Street Parking

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Brockley conservation area

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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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.