



## NORTHBROOK ROAD LONDON, SE13 5QT

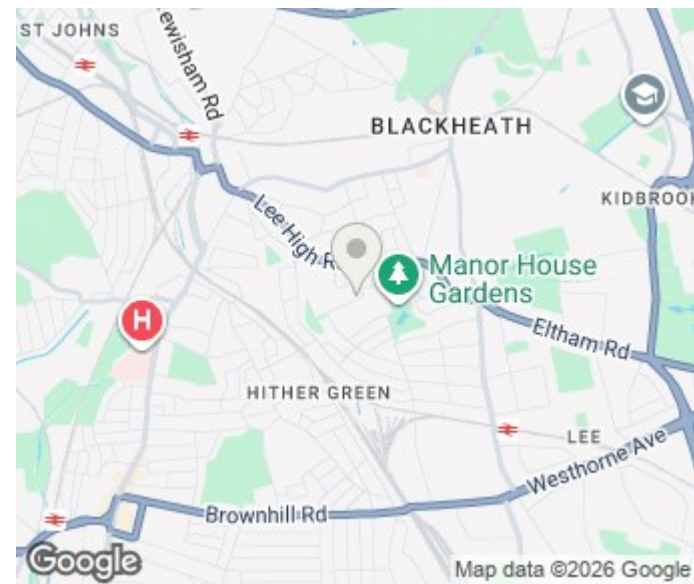
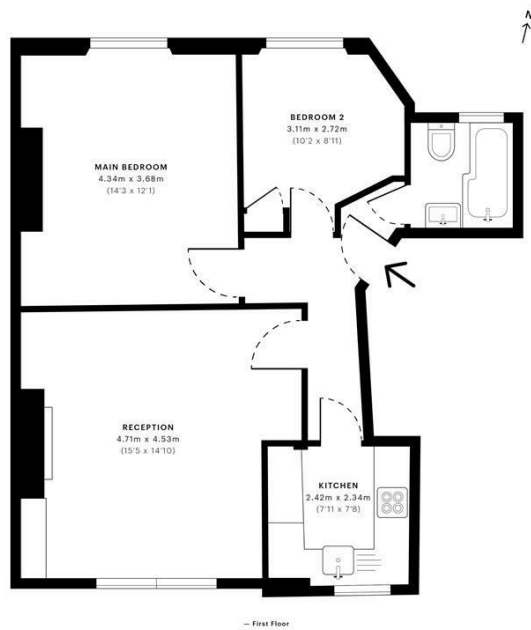
**£390,000**  
LEASEHOLD - SHARE OF  
FREEHOLD

Bright Two-Bedroom Period Conversion | Share of Freehold | Garden Access

Set on the first floor of an attractive period conversion, this bright and well-proportioned two-bedroom flat combines character features with practical modern living. The property offers a generous double bedroom and a second bedroom ideal as a guest room, nursery or dedicated home office - perfectly suited to first-time buyers or professional couples seeking flexible space.

The elegant reception room is a particular highlight, defined by exceptionally tall windows that flood the space with natural light and enjoy views across Hither Green. A recently renovated separate kitchen and modern bathroom complete the accommodation. Residents benefit from access to an impressively large

**DouglasPryce**



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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