



Endwell Road | London, SE4 2NF



3



1



2

Asking Price £495,000

Leasehold

ROBINSON-JACKSON
Our service will **move** you

Endwell Road, London

Huge three bedroom split level flat occupying the top two floors of a 3 storey Victorian house within easy walking distance of Brockley station, full refurbishment required, NO ONWARD CHAIN.

Property Features

- Council Tax: C and EPC Rating: D
- Three bedroom flat
- Two reception rooms
- Split level
- Loft
- Balcony
- Close to local amenities and transport links
- Total floor area: 101m² = 1,087ft² (guidance only)



Interior

ENTRANCE HALL: Entrance door, stairs to first floor.

LANDING: Built in cupboard, access to Reception Room 2 and Bathroom, stairs to upper landing with access to Kitchen and Reception Room 1, stairs to second floor.

RECEPTION ROOM 2: 4.16m x 3.36m (13'8" x 11')

Double glazed French doors to Balcony, radiator, panelled door, fitted carpet, wall mounted boiler.

BATHROOM: Double glazed frosted window to side, panel enclosed bath, low level WC, wash hand basin, radiator, partly tiled walls.

KITCHEN: 3.68m x 3.50m (12'1" x 11'6") Double glazed windows to rear, range of base units, space for free standing cooker, stainless steel sink unit with mixer tap, tiled splash back and tile floor.

RECEPTION ROOM 1: 5.40m x 3.66m (17'9" x 12') Two double glazed windows to front, electric fire place, radiator, fitted carpet, covings.

LANDING: Double glazed window to rear, carpeted stairs, loft access, access to all bedrooms.

BEDROOM 1: 3.81m x 3.21m (12'6" x 10'6") Double glazed window to front, fitted carpet, built in wardrobe, radiator.

BEDROOM 2: 3.73m x 3.57m (12'3" x 11'9") Double glazed window to rear, radiator, fitted carpet.

BEDROOM 3: 3.66m x 2.06m (12' x 6'9") Double glazed window to front, fitted carpet, radiator.

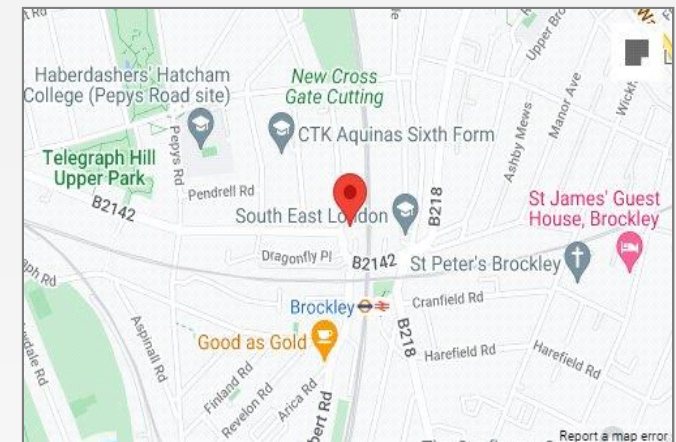
LOFT: 7.47m x 5.49m (24'6" x 18')





Property Location

Endwell Road, London, SE4 2NF



Location

Brockley/Crofton Park has gained the reputation of being at the centre of the South London art scene and has a quirky relaxed vibe to it. Located within a short 10 - 15 minute commute by train to Central London and with the Overground line giving access to Docklands, Highbury and Islington, it makes Brockley/Crofton Park a popular area with city workers. Families are also attracted to the area by the reputable schools and the trendy cafes, bars and restaurants it has to offer.

Additional Information

Local Authority: London Borough of Lewisham
Council Tax: Band C (£1,615 pa)
EPC Rating: D

Leasehold Information

Time remaining on lease: 150 years*
Service Charge: ad hoc*
Ground Rent: None*
Building Insurance: £200 pa*
(*to be verified by Vendors Solicitor)

**FOR MORE INFORMATION
CONTACT US TODAY.**

020 8297 8777
Robinson Jackson
27 Lewis Grove,
Lewisham,
London, SE13 6BG
lewisham@robinson-jackson.com



These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.