

Colfe Road

Offers in excess of £550,000

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ESTATE AGENTS

- Ground floor garden flat
- Period property
- Private 56'8 ft garden
- Beautifully renovated
- Two bedrooms
- Offers over 800 sq.ft
- Close to public transport
- Close to highly rated schools



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ESTATE AGENTS

020 8852 2388
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• For Sale



Bryan & Keegan are delighted to present this stunning two-bedroom, private garden, ground-floor period property, set on a quiet and highly sought-after residential street. Flooded with natural light and offering over 800 sq. ft. of beautifully arranged living space, this exceptional home effortlessly blends modern charm with contemporary design. Welcomed via its own private entrance, the property opens into a welcoming hallway leading through to a spacious living room. This inviting space benefits from large windows, excellent built-in storage, elegant decorative panelling and striking herringbone flooring, creating a warm yet refined atmosphere.

The master bedroom is generously proportioned and benefits from excellent natural light alongside a large built-in wardrobe. The second bedroom offers flexible accommodation, ideal as a guest room, nursery or home office. The family bathroom has been thoughtfully renovated, featuring a sleek bathtub with an overhead rainfall shower, complemented by stylish gold-toned fixtures and fittings. At the heart of the home is the impressive open-plan kitchen and dining area, beautifully presented with contemporary deep-green cabinetry, sleek worktops, integrated appliances and brass-effect hardware.

The dining area flows seamlessly from the kitchen and features a bespoke built-in banquette, creating a perfect setting for everyday living and entertaining. Double doors open directly onto the 56'8 ft private garden, which has been carefully landscaped and includes a built-in seating area to the rear—ideal for summer gatherings—along with additional side space, practical for storage.

The property is ideally located within easy reach of Forest Hill, Honor Oak Park and Catford stations, providing excellent transport links into London Bridge, Victoria, Blackfriars, Cannon Street, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and beyond. The area is well served by an excellent range of local amenities including popular parks, supermarkets, cafés, restaurants and pubs. Highly regarded schools nearby include Dalmain, Kilmore, St William of York and the renowned St Dunstan's College. Vibrant local high streets such as Honor Oak Park, Brockley Rise and Forest Hill offer a strong community feel with independent shops, eateries, pubs and fitness facilities. For green space, Blythe Hill Fields, One Tree Hill and Horniman Gardens are all within walking distance, offering open spaces and panoramic views across London.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.