

# Overcliff Road, SE13

Offers in excess of £385,000

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**Bryan & Keegan**  
ESTATE AGENTS

- Share of freehold
- Large double bedroom
- Newly refurbished bathroom
- Private, landscaped garden
- Spacious cellar
- Excellent transport links





**Bryan & Keegan are delighted to present this attractive ground-floor Victorian conversion flat which offers a share of freehold, large double bedroom, as well as an impressive private, landscaped garden.**

**Extending to approximately 600 sq. ft, this light-filled and well-proportioned property combines characterful period features with modern comfort. Upon entering, you are welcomed into a smartly presented reception room with original features, including bay windows, polished floorboards and a decorative fireplace. The double bedroom has a neat appearance, ample space and French doors opening directly onto the garden.**

**The kitchen-diner is well-appointed and ideal for both everyday living and entertaining. It enjoys direct access to the garden via an adjoining hallway, creating a seamless indoor and outdoor flow. The recently refurbished large bathroom is complemented by a stylish three-piece suite with a rainfall shower, spot lighting and contemporary tiling. The property further benefits from an extensive lower-ground cellar, accessed from the main hallway, providing invaluable additional storage space.**

**The private, landscaped garden offers both a sunny, leafy & tranquil retreat as well as exceptional split-level, al fresco dining and entertaining areas, perfect for relaxing and socialising. The flat is located in the quiet and desirable Overcliff Road within easy reach of the vibrant Ladywell village and Brockley and their wide range of excellent independent shops (e.g. patisserie, deli and butcher), amenities, cafes, restaurants and bars.**

**Ideally situated just a five-minute walk from Hilly Fields, residents can enjoy one of South East London's most popular green spaces, renowned for its strong community atmosphere and panoramic views across central London's skyline. Also in close proximity are Ladywell Fields (which offers a mixture of a nature reserve, sports facilities, recreation areas and riverside walks) as well as the popular Brockley Market, a multi-award-winning food market.**

**Transport links are excellent with Ladywell, Lewisham & Brockley train and DLR stations a short distance away, providing quick access to central London. Services include frequent, direct trains to London Bridge, Victoria, Greenwich, Charing Cross, Bank, Shoreditch and Highbury & Islington stations.**

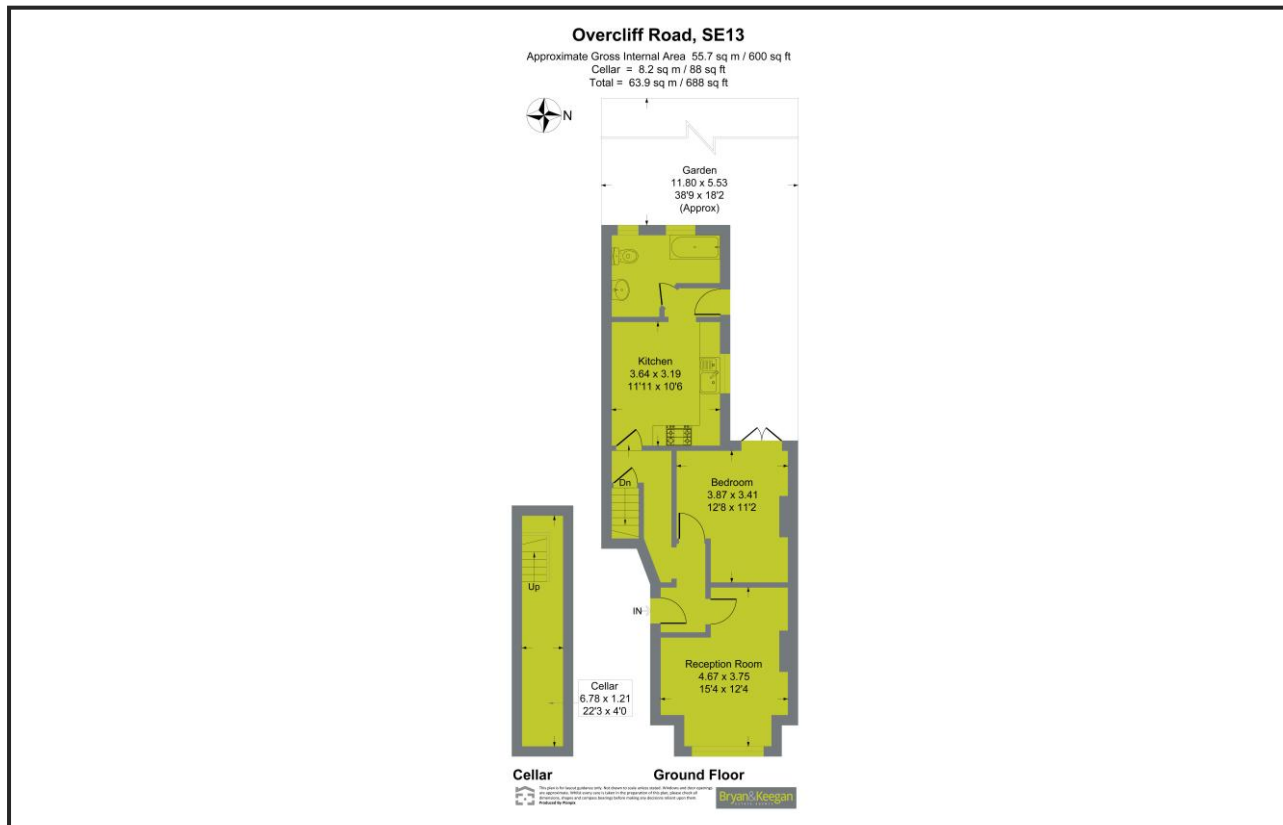


Lewisham, 190 Hither Green Lane,  
Lewisham, London, SE13 6QB

Tel: 020 8852 2388

hg@bryanandkeegan.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 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.