

Tressillian Road, SE4

Offers over £350,000

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Bryan & Keegan
ESTATE AGENTS

- Chain free
- Share of freehold
- Private entrance
- Brockley Conservation area
- Private courtyard
- Close transport links
- EPC rating C





This charming one-bedroom Victorian conversion is offered to the market chain-free with a share of freehold, ideally positioned on one of Brockley's most sought-after streets.

Upon entry, you are welcomed into a bright and airy open-plan kitchen and living space. The modern fitted kitchen integrates seamlessly with the living area, which benefits from ample built-in storage. With a spacious fitted bathroom to the side.

The property features a well-proportioned double bedroom, complemented by an additional storage room and direct access to a private, light-filled courtyard — perfect for peaceful mornings.

Tressillian Road is one of Brockley's most-loved streets — peaceful, tree-lined, and known for its friendly community. You'll find the popular Brockley Market every Saturday just a short stroll away, and the wonderful Hilly Fields Park with its tennis courts, Forest School, and café — ideal for a post-run coffee and pastry. Transport links are excellent: St Johns Station is less than a 15 minutes' walk away, offering quick journeys to London Bridge. Brockley and Crofton Park station are also within easy reach, along with Elverson Road DLR for swift access to Canary Wharf and Bank.

The area is well served by a fantastic range of independent restaurants, pubs, and cafés such as Mauby, Good As Gold, The Talbot, and Ellery's — all local favourites.

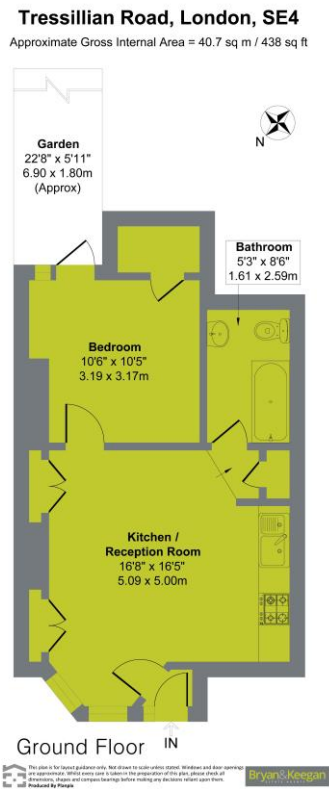


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.