

# Tressillian Road, SE4

Asking price: £575,000

[www.bryanandkeegan.co.uk](http://www.bryanandkeegan.co.uk)

**Bryan & Keegan**  
ESTATE AGENTS

- Three Bedrooms
- Chain free
- Open planned kitchen/reception
- Offers over 1000 sq.ft
- High ceilings
- Shops and amenities nearby





Bryan and Keegan are delighted to present this welcoming period top-floor, split level maisonette, located on the sought-after Tressillian Road within the Brockley Conservation Area.

Measuring over 1,000 sq. ft., this beautifully maintained home offers a perfect blend of period charm and contemporary style.

The property features a spacious open-plan reception and kitchen-diner, bathed in natural light from large bay windows. The space is enhanced by elegant herringbone parquet flooring and a modern, fully fitted kitchen, creating an ideal setting for entertaining or relaxing.

The top floor comprises a large family bathroom, a generously sized double bedroom, and a second bedroom that would make an excellent nursery or home office.

The loft has been tastefully extended to provide a bright and spacious double bedroom, complete with stunning skylights that flood the room with light.

This property is perfect for first-time buyers, young professionals, or small families looking for a stylish and comfortable home in a prime South London location.

Situated within half a mile of both Brockley and Ladywell stations, residents enjoy frequent services into London Bridge, Charing Cross, and Waterloo East. Hilly Fields Park is just moments away, offering expansive green space, public tennis courts, running clubs, and community events, making this an exceptional place to call home.



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154c, Tressillian Road, London, SE4 1XY  
Total Area: 95.3 m<sup>2</sup> ... 1025 ft<sup>2</sup>

## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 56                         | 72        |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England, Scotland & Wales                   | EU Directive<br>2002/91/EC |           |

### 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.