

TYRWHITT RD, BROCKLEY, SE4



1228 Sqft 4 bed, 2 Storey Flat

- ◆ 4 Bedrooms
- ◆ Separate Kitchen/Diner
- ◆ 2 Bathrooms
- ◆ Private Section of Garden
- ◆ Converted Victorian Semi
- ◆ Brockley Conservation Area
- ◆ Brilliant For Transport
- ◆ Great School options
- ◆ Long Lease
- ◆ Chain Free



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Guide £600,000 - £620,000

Leasehold



Tyrwhitt Rd is one of Brockley Conservation Area's principal tree lined streets brimming with majestic Victorian Semis. Occupying the first and second floors of one of them is this four bedroom, two bathroom apartment. Scoot up the stairs of the communal entrance hall and you're into an internal hallway. Straight ahead is the large kitchen diner, overlooking the rear gardens. To the front is the big, bright reception with twin double glazed windows and a cast iron feature fireplace. Next door is a shower room, a neutral white affair with shower cubicle and loads of natural light. On this level you'll also find bedroom 4, next to the kitchen and likewise overlooking the gardens. Upstairs to the top floor is where we find two well proportioned, bright double rooms, The front with twin double glazed windows, the rear overlooking the gardens. Next door is bedroom 3, and up here is the main bathroom, again lots of natural light here too. All of this chain free and ready to go. You're in a great spot for transport, with Saint John's, Lewisham train & DLR and New Cross stations all within reach. Parking is unreserved on street. Locally, The Talbot is at the bottom of the road and is a well regarded and relaxed gastro pub with a quiz night and drawing classes for the artistically inclined. Just opposite is Middleton's - the sort of café Brockley's been waiting for - great breakfasts (yes, I've sampled them) and lunch/coffee & cake arrangements. Just around the corner is the wonderful Saturday market, a shrine for food lovers. In Brockley Central, Browns of Brockley for coffee, The Brockley Deli, The Orchard and The Gantry are all worth a visit or two, as is the Brockley Brewery. Deptford High Street has trendied up with the new station yard a venue for locals and visitors. There's good green space around - Hilly Fields, the two Telegraph Hill parks, and of course Greenwich & Blackheath.





Total Gross Internal Area
1228.37 sq. ft.
(114.12 sq. m)

56B Tyrwhitt Road

Illustration for identification purposes only, measurements are approximate, not to scale.



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