



Garsington Mews Brockley SE4



A charming semi-detached house situated in the heart of the Brockley conservation area on this desirable private cul-de-sac and within half a mile of the rail station.
Two double bedrooms, white shower room, living room with door out to the garden, fitted kitchen, downstairs cloakroom, loft room, driveway parking.

Price: £2,700 PCM

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Garsington Mews



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs A (92-100)		86
B (81-91)		
C (69-80)	73	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20) Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions A (92-100)		86
B (81-91)		
C (69-80)	73	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20) Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Garsington Mews, SE4

Total Area: 78.1 m² ... 841 ft² (excluding garden)



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Front door into hallway. Wood laminate flooring.

Cloakroom

Fitted in white with chrome fittings and comprising wc with close coupled flush. Wall mounted hand basin.

Kitchen

Fitted in a range of wall base and drawer units finished in white with contrasting worktops and ceramic tiled splashbacks. Integrated electric oven, four burner hob and extractor above. Washing machine and dishwasher. Sash window to the front. Doors through to the living room.

Living room

A dual aspect room with sash windows and half glazed door out to the rear garden and sash window to the side. Wood laminate flooring.

From the hallway, stairs up to the first floor. LANDING with access to the loft room.

Bedroom 1

Twin sash windows to the rear over-looking the garden. Fitted wardrobes to one wall affording excellent storage space.

Bathroom

Recently refinished in white with chrome fittings comprising large, glazed shower cubicle. Vanity unit mounted basin with cupboard storage beneath. Close coupled flush wc. Radiator. Casement to the side.

Bedroom 2

Twin sash windows to the front. Deep built in storage cupboard.

Loft room

Accessed via a ladder on the landing, the loft has been converted into a useful study/workroom with power and light. A dual aspect room with velux window to the rear and round porthole window to the side.

Exterior

To the rear a mature and well stocked garden with patio area adjacent to the house. Stone "folly" garden store. Side access to the front. To the front paved driveway parking.

The mention of any appliances and/or services within these sales particulars does not imply they are in full an efficient working order. reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make out sales particulars as accurate as possible, if there is any point which is of particular importance to you please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.