



**Brockley Cross  
London  
SE4**

**Offers In Excess Of £235,000**

**bettermove**

# Brockley Cross London

Bettermove are proud to present this studio flat in London, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout.

The council tax band is B.

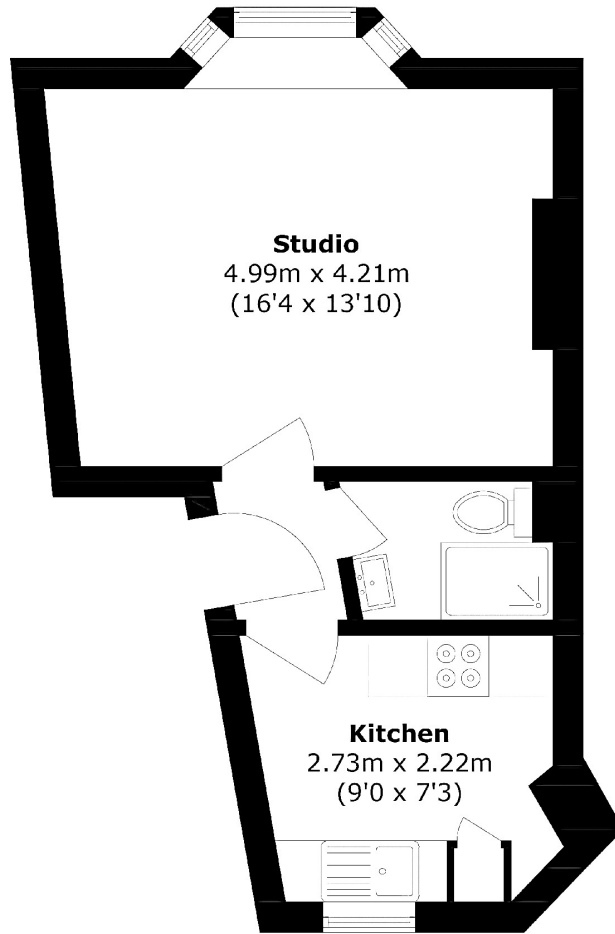
This is a leasehold property with 90 years remaining on the lease; the service charge is £1,596.00 per annum

The interior of this beautifully presented, first floor property comprises an open-plan living/bedroom area, fitted kitchen, and a shower room.


Located in the popular London Borough of Lewisham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Brockley station, a variety of local bus routes, and quick access to the A2.


This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Total area (approx.): 31.9 sq. m (343.3 sq. ft)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	71	74
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	76	80
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC 		

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