



BREAKSPEARS ROAD SE4  
**1 bedroom duplex apartment**

**£325,000**  
SOLD

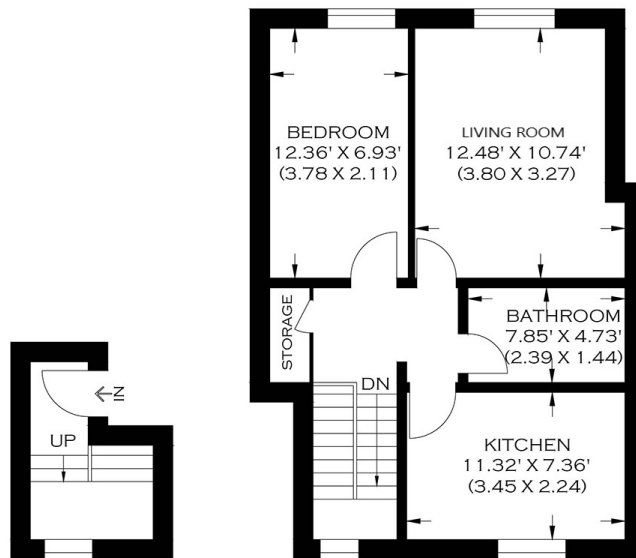




# BREAKSPEARS ROAD SE4

A fully refurbished one bedroom top floor property, set in an aesthetical building in a sought after residential area. Breakspears Road is offered to the market chain free and ready to be moved into. The conversion apartment is presented in pristine condition throughout and internally comprises a large lounge, a separate high-end kitchen diner, large double bedroom and a modern three piece family bathroom. Boasting a communal garden, gas central heating and residents permit parking. Ideally placed for vast local amenities and good transport links. Priced to sell!

Borough: Lewisham\* Council Tax: B\* EPC: D Lease Term: 125 years\* Service Charge: TBA Ground Rent: £150\*  
Nearest Station: Brockley (0.29 miles) Material Information: [www.alexneil.com/material-information](http://www.alexneil.com/material-information)



GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA  
43.52 SQ M / 468.44 SQ FT

**Rotherhithe & Bermondsey Office**  
146 Lower Road, London SE16 2UG

t: 020 7237 6767 e: [rotherhithe@alexneil.com](mailto:rotherhithe@alexneil.com)

Disclaimer: Property descriptions are subjective and used in good faith as an opinion rather than statements of fact. The owner provided information relating to title, tenure, service charges and ground rent information. Therefore, please make specific enquiries to ensure that our descriptions match your expectations of the property. Floor plan measurements are approximate and for illustrative purposes only. Furthermore, we have not tested any services, systems or appliances at this property. And we strongly recommend that you verify all the provided information on inspection and that your surveyor and conveyancer further confirm details. Also, market conditions and property values regularly fluctuate. And showcased sold properties demonstrate our previous successes rather than indicate live property values. \*As advised by the owner. \*\*Property sold subject to contract.



## ALEX NEIL

ESTATE AGENTS SINCE 1984

2024 signifies our **40th Anniversary**, and we are immensely proud to have reached this impressive longevity milestone. In celebration, we launched an **exceptional promotion** for sellers, affording them increased marketing exposure for free!

**40 years of expertise:** With four decades of experience, we bring a wealth of knowledge and expertise. Our durability is a testament to the trust satisfied clients place in us. We understand the nuances of the diverse neighbourhoods we cover. Our local expertise allows us to provide tailored solutions, whether you're buying or selling, allowing you to move with confidence.



ALEX NEIL

ESTATE AGENTS SINCE 1984

[www.alexneil.com](http://www.alexneil.com)