





163 Brookbank Rd, London, SE13 7DA





**163 BROOKBANK IS A STYLISH
NEW BUILD DEVELOPMENT OF
TWO 2 BEDROOM APARTMENTS
IN THE HIGHLY DESIRABLE
LONDON VILLAGE OF LADYWELL,
CONVENIENTLY LOCATED FOR THE
RAIL LINKS, LOCAL AMENITIES AND
OPPOSITE HILLY FIELDS PARK.**

Each benefiting from its own front door both properties offer extremely well proportioned accommodation with generous room sizes and ample storage. Kitchens and bathrooms are very well appointed and provide a stylish yet homely vibe to the homes.

Whilst outside amenity space in inner London boroughs grows increasingly hard to find both units at 163 Brookbank enjoy plentiful private, landscaped gardens to the rear of the building, which has been tastefully designed to complement the surrounding period architecture. This is a product of great consideration, no standard new build.

A VILLAGE, A PARK, AND AN 11 MINUTE TRAIN RIDE INTO CENTRAL LONDON

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OPEN SPACES AND INTERESTING PLACES

- Hilly fields, Ladywell Fields
- Horniman Museum
- Phone box library
- Lewisham Arthouse
- Rivoli Ballroom

RAIL LINKS IN EVERY DIRECTION

There are 5 railway stations within close proximity of 163 Brookbank, with Lewisham station being just 0.6 miles on foot. The stations include:

Lewisham:

London Bridge – 10 minutes

London Waterloo – 15 minutes

London Charring Cross - 19 minutes

London Victoria – 23 minutes

Canary Wharf - 16 minutes

Brockley:

London Bridge - 13 minutes

Shoreditch High Street - 18 minutes

Camden Road – 31 minutes

Ladywell:

London Bridge - 13 minutes

West Croydon - 23 minutes

St Johns:

Cannon St - 13mins

Charing Cross - 27 mins

Depford Bridge:

London Bridge - 23mins



Specification

General

- Pre-finished veneered doors with brushed satin furniture
 - White matt emulsion paint finish to all ceilings
 - Matt emulsion paint finish to all walls (buyer's colour choice)
 - Engineered wood flooring to kitchen area
 - Bathroom and radiators to all other rooms
 - Mechanical ventilation system
 - Brushed satin socket switches and data points
 - White downlighters to all areas
 - Bike sheds / spaces
 - 'Ring' door entry system
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Kitchen

- Contemporary Midnight Blue with composite or stone worktops and upstands
- Bosch (or similar) induction hob
- Bosch (or similar) electric fan oven
- Bosch (or similar) stainless steel chimney and glass cooker hood
- Bosch (or similar) integrated dishwasher
- Hotpoint integrated washing machine

Bathrooms

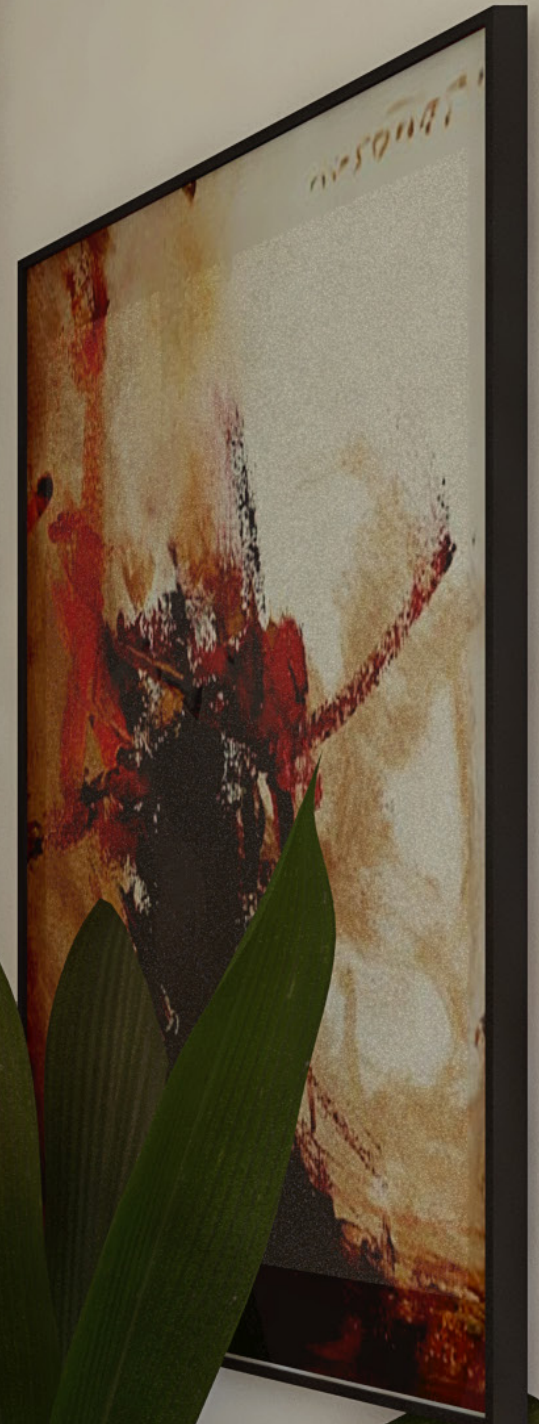
- White bath with wall mounted digital shower controls
 - Wall hung vanity unit with white basin and chrome tap
 - WC
 - Heated towel rail
 - Wall and floor tiling
-

Bedrooms

- Carpet
- Fitted wardrobe to master bedroom









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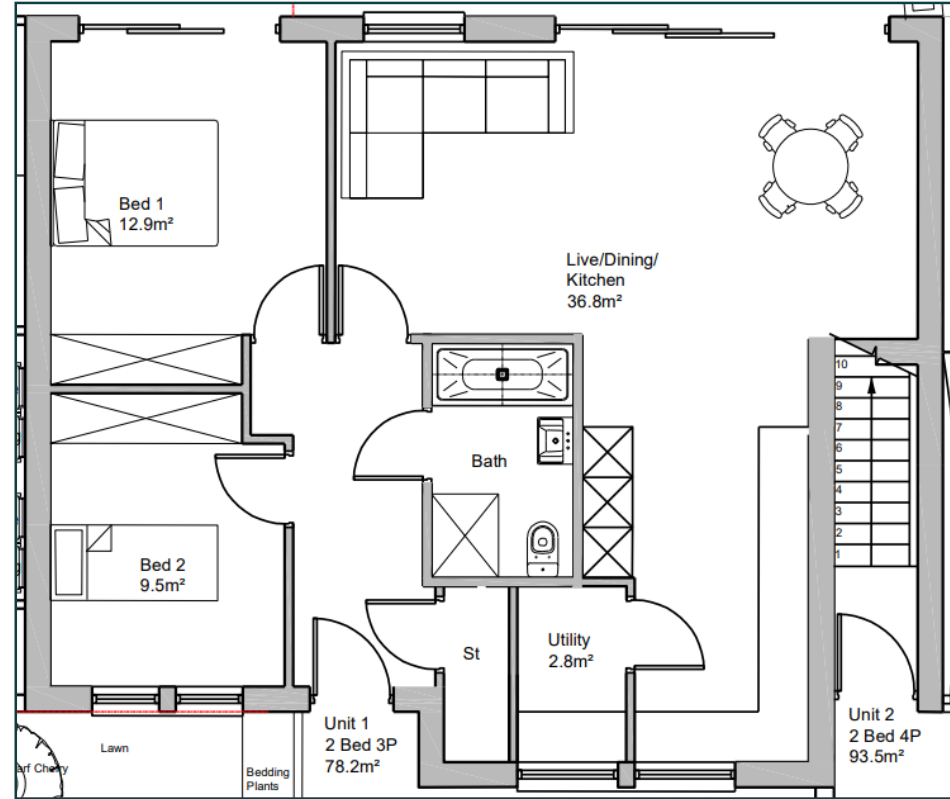
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TO WEAR A
MASK

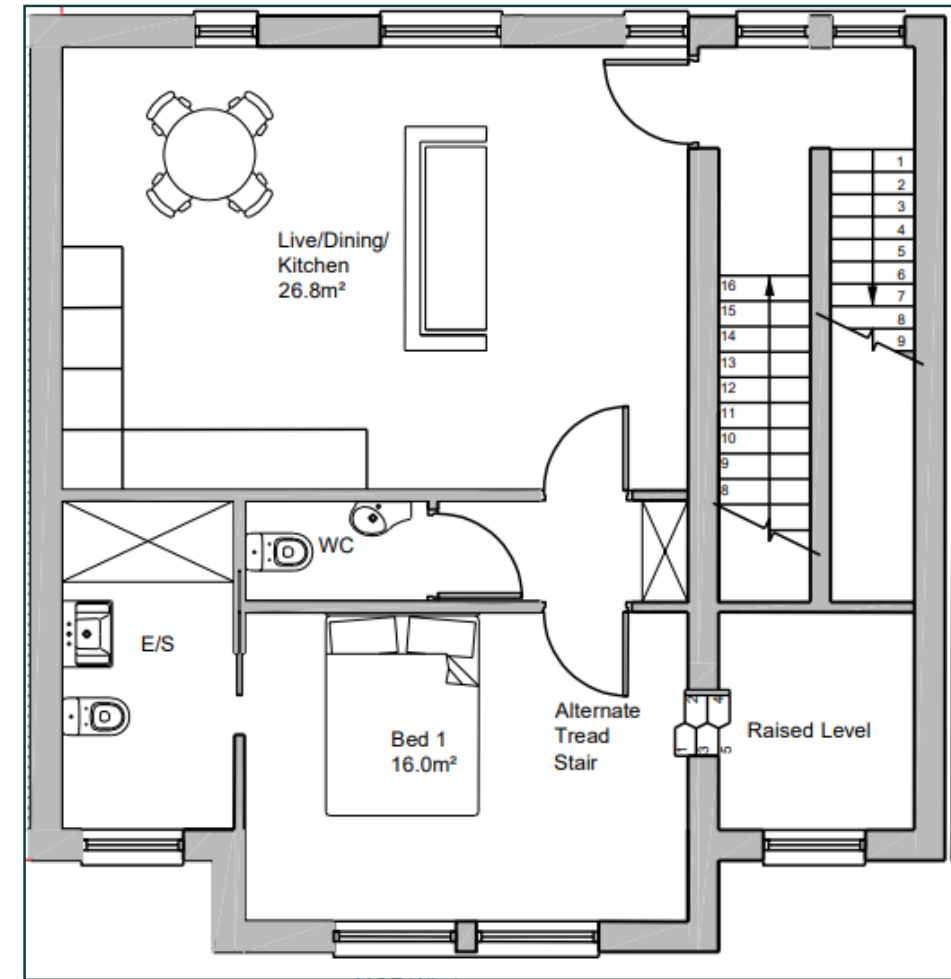
Person walking a dog



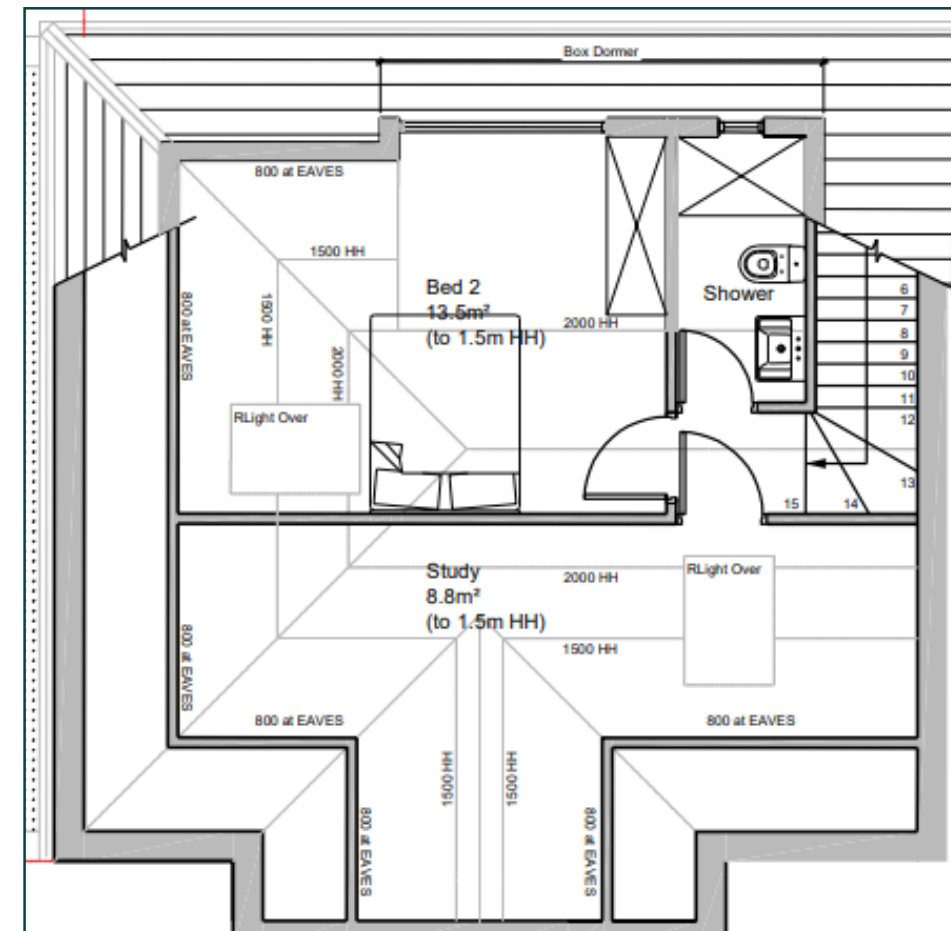
Floor Plans



Apartment 1 - 2 Bedroom



Apartment 2 - 2 Bedroom Duplex



Second Floor



Peckham

A20

Depford Bridge

A2

Greenwich Park

Telegraph Hill

St Johns

Blackheath

Lewisham College

A20

 Brockley Station

 Lewisham Station

Blackheath Hospital

Lewisham

A20

Peckham Rye Common



Hilly Fields

Brockley & Ladywell Cemetery

 Ladywell Station

Lewisham Hospital

Honor Oak

Honor Oak

Hither Green



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