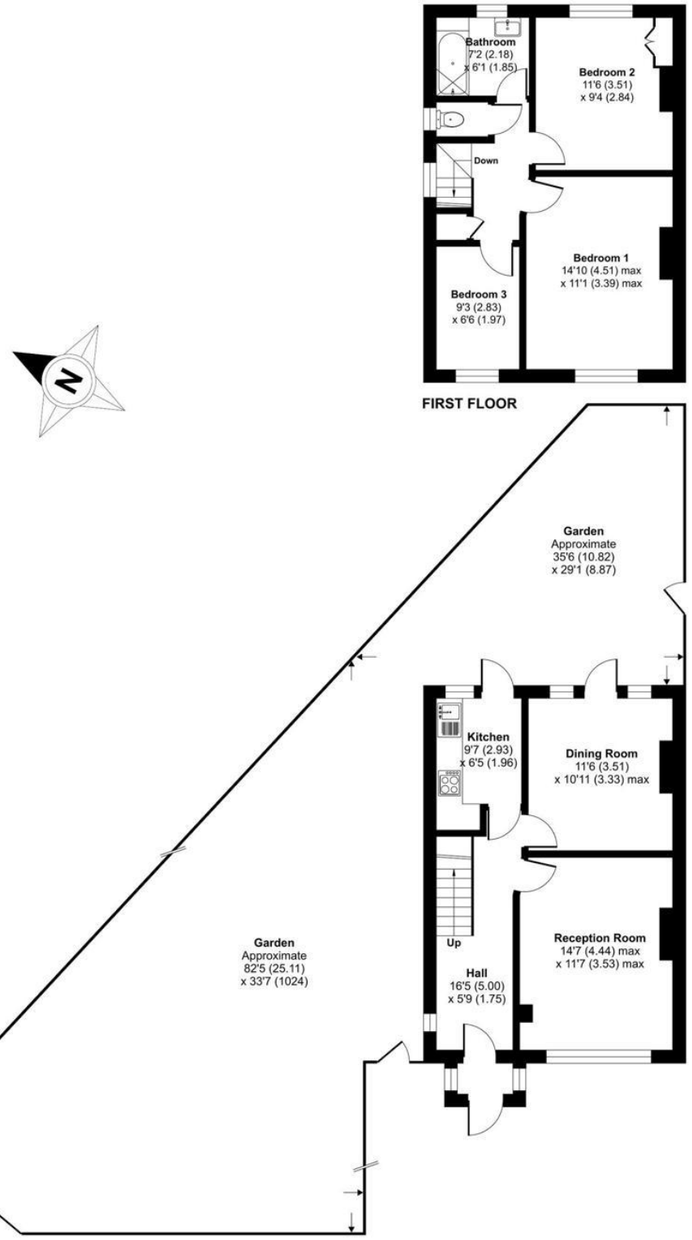
Otford Crescent, London, SE4

Approximate Area = 962 sq ft / 89.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary. Please verify independently before making decisions.Produced for Acorn Group. REF: 1509841

We endeavour to check the accuracy of these sales particulars, but can offer no guarantee. We therefore must advise that any prospective purchaser employ their own independent experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested or checked.

Brockley
brockley@acorngroup.co.uk / 020 8694 1177
409 Brockley Road, Brockley SE4 2PH

AP £700,000 Freehold

Otford Crescent, London, SE4

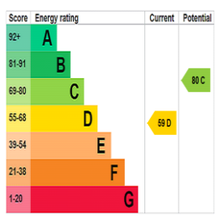
1 3 1



- **Chain Free**
- **Large Plot**
- **Quiet Residential Street**
- **Potential To Extend**
- **Freehold**
- **Close To Amenities**
- **Close To Transport**
- **EPC: D**

View details of this property online by visiting
https://www.acorngroup.co.uk/HEC261694

To Book a viewing, call **020 8694 1177**















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Otford Crescent, London, SE4

Acorn are delighted to bring to the market this characterful home with a substantial garden, exciting potential and scope to create a stylish modern residence.
An exciting opportunity to acquire this attractive and characterful home, occupying a generous plot with a particularly large rear garden and excellent potential for further improvement.
The property currently offers well-proportioned accommodation with plenty of natural light, while the substantial garden provides an exceptional amount of outdoor space rarely found with homes of this type. There is also considerable scope for the next owner to modernise and personalise the property to their own taste.

The accompanying CGI images have been prepared to illustrate the property's potential and should be viewed as indicative rather than a representation of the existing accommodation. They demonstrate how the principal rooms could be transformed into bright, contemporary living spaces, including an open-plan kitchen/dining area and comfortable reception and bedroom spaces.

Of particular interest is the CGI extension concept, which illustrates one potential way of enlarging the property while retaining two separate areas of garden. This could provide the opportunity to create substantially improved living accommodation without sacrificing the valuable outdoor space. Any extension or alteration shown is subject to the necessary planning permissions and consents, and purchasers should make their own enquiries with the relevant local authority.
Externally, the property benefits from a sizeable rear garden with established boundaries and plenty of scope for landscaping, entertaining and family use. The proposed concept demonstrates how the garden could be carefully divided to retain usable outdoor areas both beyond and alongside the potential extension.

Tenure - Freehold
Local Authority - Lewisham
Tax Band-D
EPC- D





View this property online at: https://www.acorngroup.co.uk/HEC261694