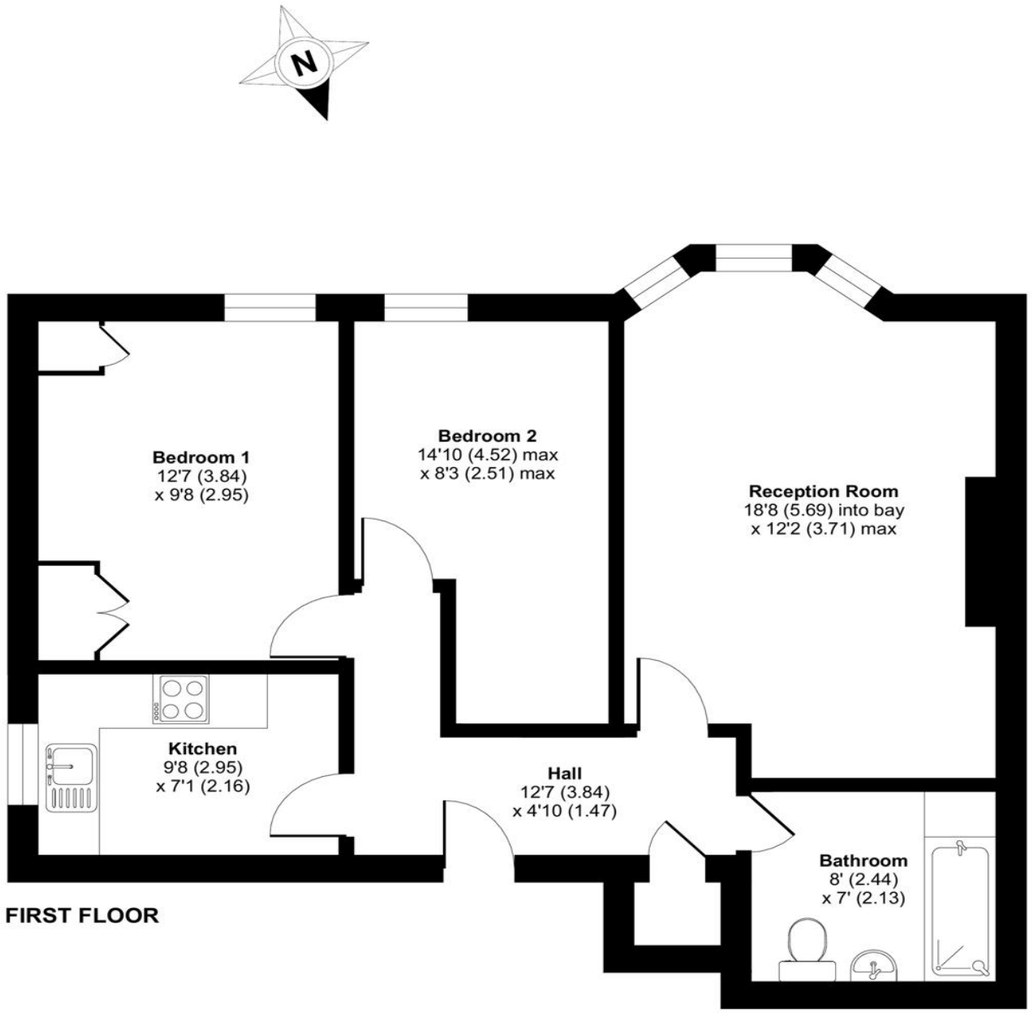
Ashby Road, London, SE4

Approximate Area = 677 sq ft / 62.8 sq m

For identification only - Not to scale



FIRST FLOOR

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: 1453705

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.

acorn | LANGFORD RUSSELL | John Payne | start | MAP

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Offers in excess of £425,000 Leasehold

Ashby Road, London, SE4

1 | 2 | 1

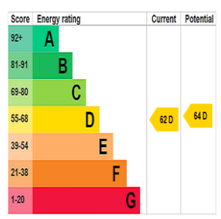


Two Bedroom First Floor Apartment

Two Well Proportioned Bedrooms	**Bespoke Fitted Storage**
Large Bay Fronted	**Recently Redecorated Throughout**
Separate Fitted Kitchen	**Approx. 677 sqft / 62.8 sqm**
Contemporary Bathroom	**Excellent Natural Light**

View details of this property online by visiting
https://www.acorngroup.co.uk/BRO250075

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















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Ashby Road, London, SE4

Situated on the sought after Ashby Road, this beautifully presented two bedroom first floor apartment offers bright and spacious accommodation throughout, combining generous proportions with a clean contemporary finish.

Recently refreshed and impeccably maintained, the property features a substantial reception room with an attractive bay window, high ceilings, decorative fireplace and an abundance of natural light, creating an ideal entertaining and living space. The separate fitted kitchen is well arranged with ample storage and workspace, finished in a timeless shaker style design.

The principal bedroom benefits from bespoke fitted wardrobes and excellent built-in storage, while the second bedroom provides a versatile space ideal for guests, a home office or additional bedroom accommodation. A well-appointed family bathroom completes the property.

Further benefits include neutral décor throughout, newly fitted carpets, excellent natural light and a practical layout extending to approximately 677 sqft (62.8 sq m).

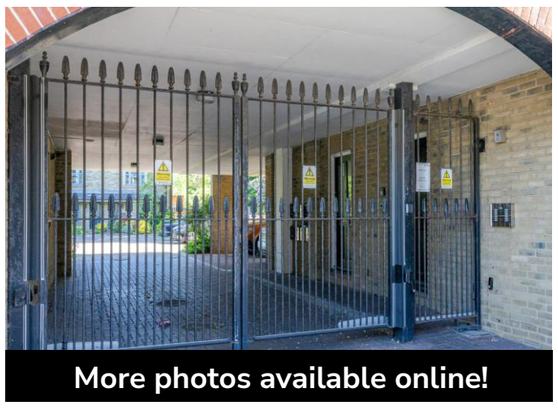
The property benefits from excellent connectivity, ideal for those commuting into central London and beyond. Brockley railway station is just a short walk away, offering regular London Overground services with direct links to key destinations such as Canada Water, Shoreditch High Street and Highbury & Islington. Brockley also provides National Rail services to London Bridge, making journeys into the City fast and convenient.

Nearby, Crofton Park railway station offers additional connectivity via Thameslink routes, providing direct access to Blackfriars, Farringdon and St Pancras International.

A variety of local bus routes operate in the area, ensuring easy access to neighbouring hubs such as Lewisham, Greenwich and New Cross. For those travelling by car, the A20 and A2 are within easy reach, offering straightforward routes into central London and out towards Kent. This property combines strong public transport links with good road connections, making it a highly convenient location for both daily commuting and weekend travel.

Lease - 199 years from 1st January 1996 (169 years remaining)
Service Charge - £23.88 PA
Ground Rent - £250 PA
London Borough of Lewisham - Council Tax Band - C
Energy Efficiency Rating - D





View this property online at: https://www.acorngroup.co.uk/BRO250075