

Ground Floor Flat, 131 Tressillian Road, London

OIEO £650,000 Share of Freehold



haboodle

A beautifully presented 875 ft.² two-bedroom garden flat on one of Brockley's most sought-after roads, with a private south-facing garden, versatile garden room, and a kitchen built for living and entertaining.

The property is a rare find in this section of Tressillian Road within the beautiful Brockley Conservation Area, just a 2-minute walk from much-loved Hilly Fields. This stretch of Tressillian Road is quiet, tree-lined and full of character. No two homes are the same here – a rare mix of Victorian architecture, traditional street lamps, and Spring blossom.

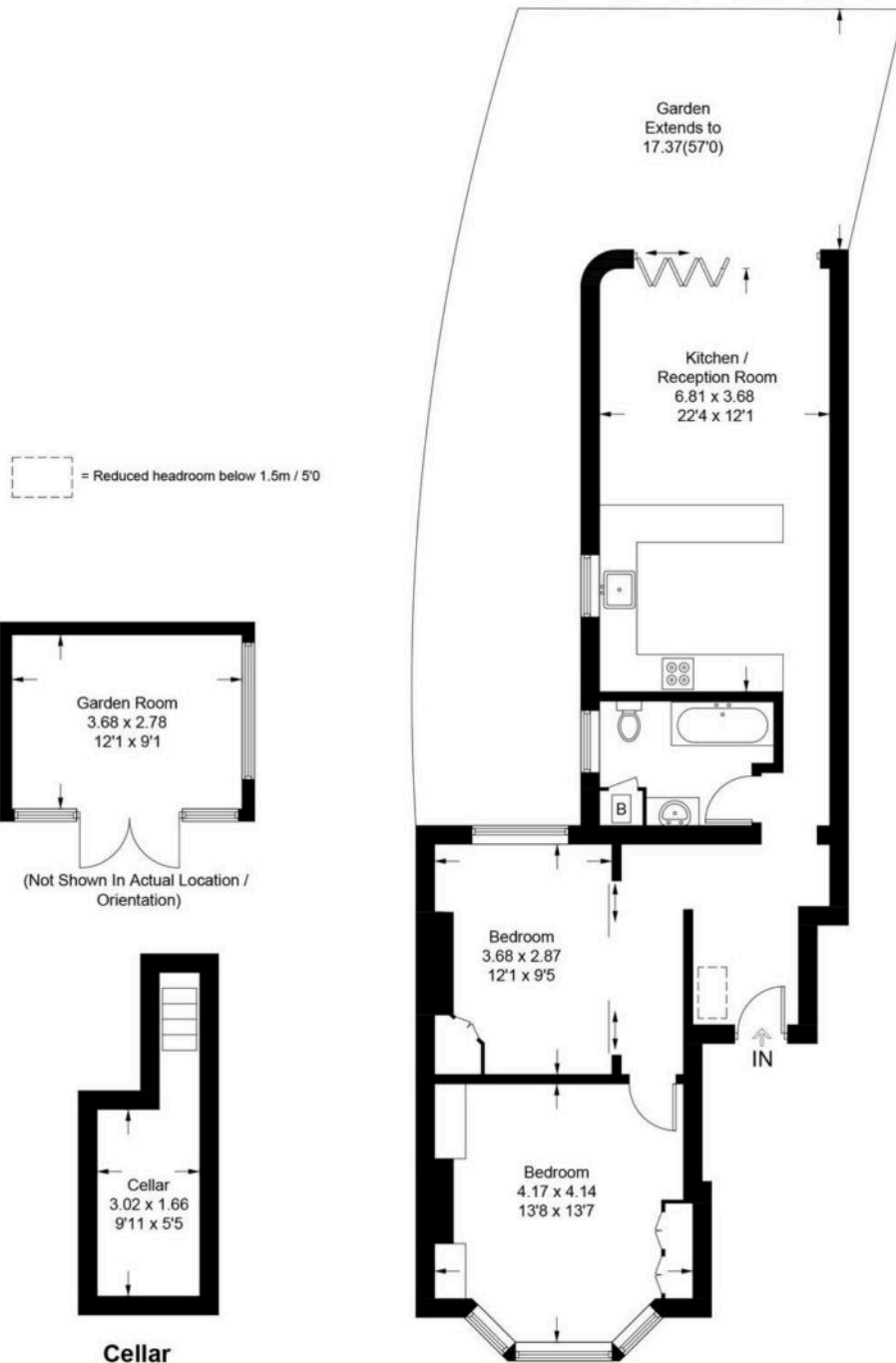
Inside, the flat has been designed with care and consideration. The heart of the home is the open-plan kitchen and living space, with warm wooden floorboards, stylish concrete worktops, and full-width bi-folding doors that open onto the garden, making it feel like an extension of the living room. Natural light floods the room, giving it a warm, social, and functional feel. Underfloor heating runs through this space and the bathroom, adding comfort and quality.



- Two-bedroom garden flat with garden room in the Brockley Conservation Area, 875 ft.²
- South-facing private garden with patio – perfect for entertaining
- Detached garden room – fully insulated, wired for power and internet – perfect as a home office, studio, or gym
- Open-plan kitchen/living room with concrete worktops and original wooden flooring
- Full-width bifolding doors connecting the living space to the garden
- Underfloor heating in the



Tressillian Road, London, SE4



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 70.9 sq m / 763 sq ft
 Cellar = 6.4 sq m / 69 sq ft
 Garden Room = 10.4 sq m / 112 sq ft
 Total = 87.7 sq m / 944 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1188868)



haboodle