

# Stanfords

— sales & lettings —

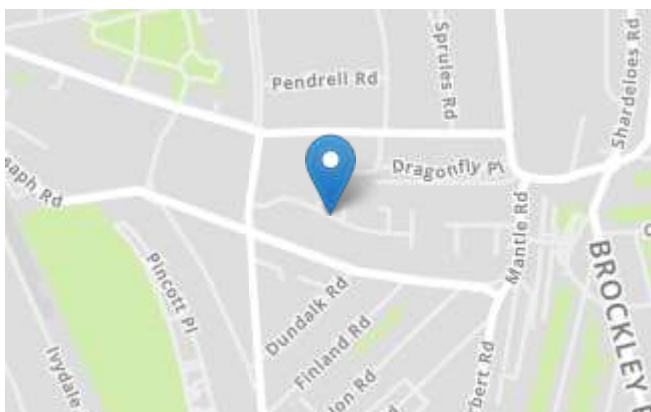


**£1,800 pcm**  
**2 bedroom flat**

**Seymour Gardens**  
**Brockley**

## Read all about it...

Offered part-furnished, this bright and well-proportioned two-bedroom top-floor flat is ideally positioned for excellent transport links and a vibrant local lifestyle. Well-presented throughout and benefiting from an allocated off-street parking space, the property features a spacious lounge with ample room for dining, flowing into a practical, well-laid-out kitchen. There are two generously sized bedrooms, a well-appointed bathroom, and useful built-in storage off the hallway. Set within Seymour Gardens, the flat enjoys access to landscaped communal gardens, while the open green spaces of Telegraph Hill Park are just moments away — perfect for relaxing, exercising, or enjoying the views. Brockley and Nunhead Stations are both within easy reach, offering National Rail, Overground, and bus connections into Central London. The area also boasts a strong sense of community and a great mix of independent shops, supermarkets, cafés, pubs, and restaurants.





#### TOP FLOOR

##### Lounge

5.23m x 3.10m (17' 2" x 10' 2")

Double-glazed windows, ceiling lights, radiator, laminate wood flooring.

##### Kitchen

2.40m x 1.89m (7' 10" x 6' 2")

Double-glazed window, ceiling light, fitted units, sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, washer/dryer, fridge/freezer, laminate flooring.



##### Bedroom

4.07m x 3.05m (13' 4" x 10' 0")

Double-glazed window, ceiling light, radiator, fitted carpet.

##### Bedroom

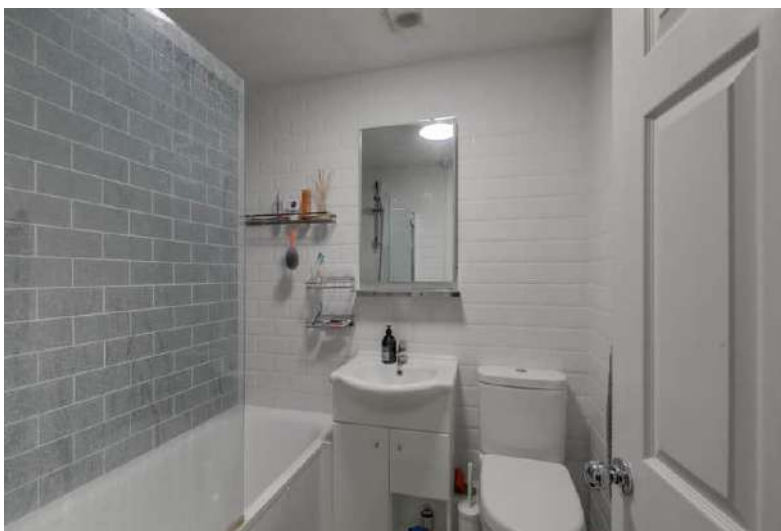
3.10m x 2.18m (10' 2" x 7' 2")

Double-glazed window, ceiling light, radiator, fitted carpet.

##### Bathroom

1.89m x 1.73m (6' 2" x 5' 8")

Ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	76
England, Scotland & Wales		
	EU Directive 2002/91/EC	

- TOP FLOOR FLAT
- TWO DOUBLE BEDROOMS
- AVAILABLE SEPTEMBER 2025
- PART FURNISHED
- ALLOCATED OFF-STREET PARKING
- GREAT TRANSPORT LINKS



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