

## Hilly Fields Crescent, Brockley

£899,950



Viewings commence Friday 17th January.

Park-facing life-enhancing two double bedroom extended conversion apartment of 1194 square feet (bigger than your average terraced house!), boasting an impressive architectural treatment and with sole Freehold ownership of the building.

Further, enjoy parking for one car to the front, and a wide private rear garden with direct access from your gigantic reception room.

It is one of just two flats in a handsome detached house opposite beautiful open public parkland, within Brockley Conservation Area.

Hilly Fields (which opened to the public in 1896, thanks to Octavia Hill) is a delightful and popular green space with sports courts, bowls club, cricket club, playground, cafe, annual summer fair, and even a stone circle! Its summit stands 175 feet above sea level - offering incredible panoramic views

*Munday's Estate Agents Ltd.*  
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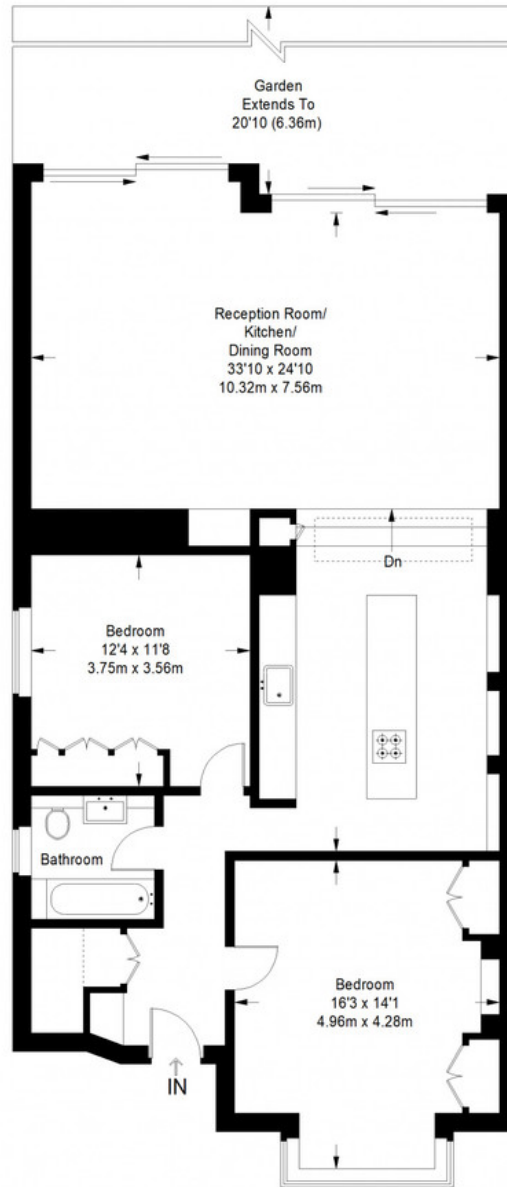
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**Ground Floor = 1194 sq ft**

Approximate Gross Internal Area  
GROUND FLOOR = 1194 sq ft / 110.92 sq m  
Total = 1194 sq ft / 110.92 sq m



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. (ID357409)