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**Bryan Road, London, SE16 5HJ**  
**Offers In The Region Of £450,000**

Nestled on the charming Bryan Road, this delightful flat offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this well-maintained property is ideal for individuals or small families seeking a peaceful retreat in the heart of the city.

The flat features a welcoming reception room, providing a warm space for relaxation or entertaining guests. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase process. Additionally, residents will appreciate the ease of access to Rotherhithe and Canada Water Stations, making commuting and exploring London a breeze.

This flat is not just a home; it is a gateway to the rich culture and amenities that London has to offer. Whether you are looking to invest or find your next home, this property presents an excellent opportunity in a sought-after location. Don't miss the chance to make this charming flat your own.



## Hallway

4'8" x 11'5" (1.43 x 3.48)

## Bathroom

5'2" x 6'2" (1.60 x 1.90)

## Kitchen

7'6" x 8'11" (2.30 x 2.73)

## Bedroom One

9'10" x 17'9" (3.00 x 5.42)

## Bedroom Two

7'6" x 13'8" (2.30 x 4.18)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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