

296 Brockley Road

LONDON, SE4 2RA

Guide Price £750,000

Paul Doig

The Property Experts









Beautifully Designed Duplex Living | Approx. 1,590 sq ft (147.7 sq m) | Private Courtyard | Leasehold. Contemporary design, exceptional space and effortless indoor-outdoor living in the heart of Brockley.







Property at a glance

Beautifully Designed Duplex Living | Approx. 1,590 sq ft (147.7 sq m) | Private Courtyard | 40% Share of Freehold

Contemporary design, exceptional space and effortless indoor-outdoor living in the heart of Brockley.

Behind its understated exterior lies a wonderfully unexpected home – an exceptionally spacious, beautifully renovated duplex where contemporary design, thoughtful functionality and relaxed London living come together.

Arranged across two generous levels and extending to approximately 147.7 sq m (1,590 sq ft), this impressive home has been extensively transformed to create a sophisticated yet welcoming living environment. Beautifully considered interiors, expansive entertaining spaces, underfloor heating throughout and a wonderfully flexible layout make this a home that is as practical as it is stylish.

2 bed · 2 bath · 2 reception · parking

About This Property

Behind its understated exterior lies a wonderfully unexpected home – an exceptionally spacious, beautifully renovated duplex where contemporary design, thoughtful functionality and relaxed London living come together.

Arranged across two generous levels and extending to approximately 147.7 sq m (1,590 sq ft), this impressive home has been extensively transformed to create a sophisticated yet welcoming living environment. Beautifully considered interiors, expansive entertaining spaces, underfloor heating throughout and a wonderfully flexible layout make this a home that is as practical as it is stylish.

At the heart of the home is a stunning open-plan kitchen, dining and living space, designed around the simple pleasure of bringing people together. The contemporary kitchen flows effortlessly into the dining and lounge areas, while four expansive glazed bifold doors open wide to reveal a delightful private courtyard, seamlessly connecting inside and out.

It's easy to picture long summer evenings here – the doors folded back, a glass of wine in hand, a few delicious nibbles on the table and friends gathered beneath the gentle glow of twinkling lights. As the warmth of the day gives way to a balmy London evening, the courtyard becomes a natural extension of the living space – a private little retreat for conversation, laughter and making memories.

This wonderful indoor-outdoor connection is one of the home's defining features, bringing light, openness and an effortless sense of flow to everyday living.

The accommodation continues to impress on the lower-ground level, where a generously proportioned principal bedroom offers a peaceful retreat, complemented by a spacious, beautifully appointed contemporary ensuite bathroom. A second substantial living area provides an entirely different space to relax, unwind or entertain, offering the flexibility that modern lifestyles increasingly demand.

Elsewhere, a further bedroom, a separate study or potential additional bedroom, another modern bathroom and a dedicated laundry area provide excellent versatility for families, professionals and those working from home. Extensive attic storage adds another welcome practical dimension.

Despite its vibrant Brockley Road setting, the home feels surprisingly peaceful and private inside – a delightful contrast to the energy and convenience of the neighbourhood beyond.

A lifestyle to love in Brockley

Set in one of South East London's most characterful and creative neighbourhoods, the property places residents within easy reach of Brockley's independent cafés, neighbourhood restaurants, welcoming pubs, local shops and everyday amenities.

Brockley is loved for its distinctive community atmosphere, leafy residential streets, independent spirit and excellent connections across London. Whether it's meeting friends for weekend brunch, exploring the local food scene, enjoying nearby green spaces or heading into central London, this is a location that brings together the best of neighbourhood living and city convenience.

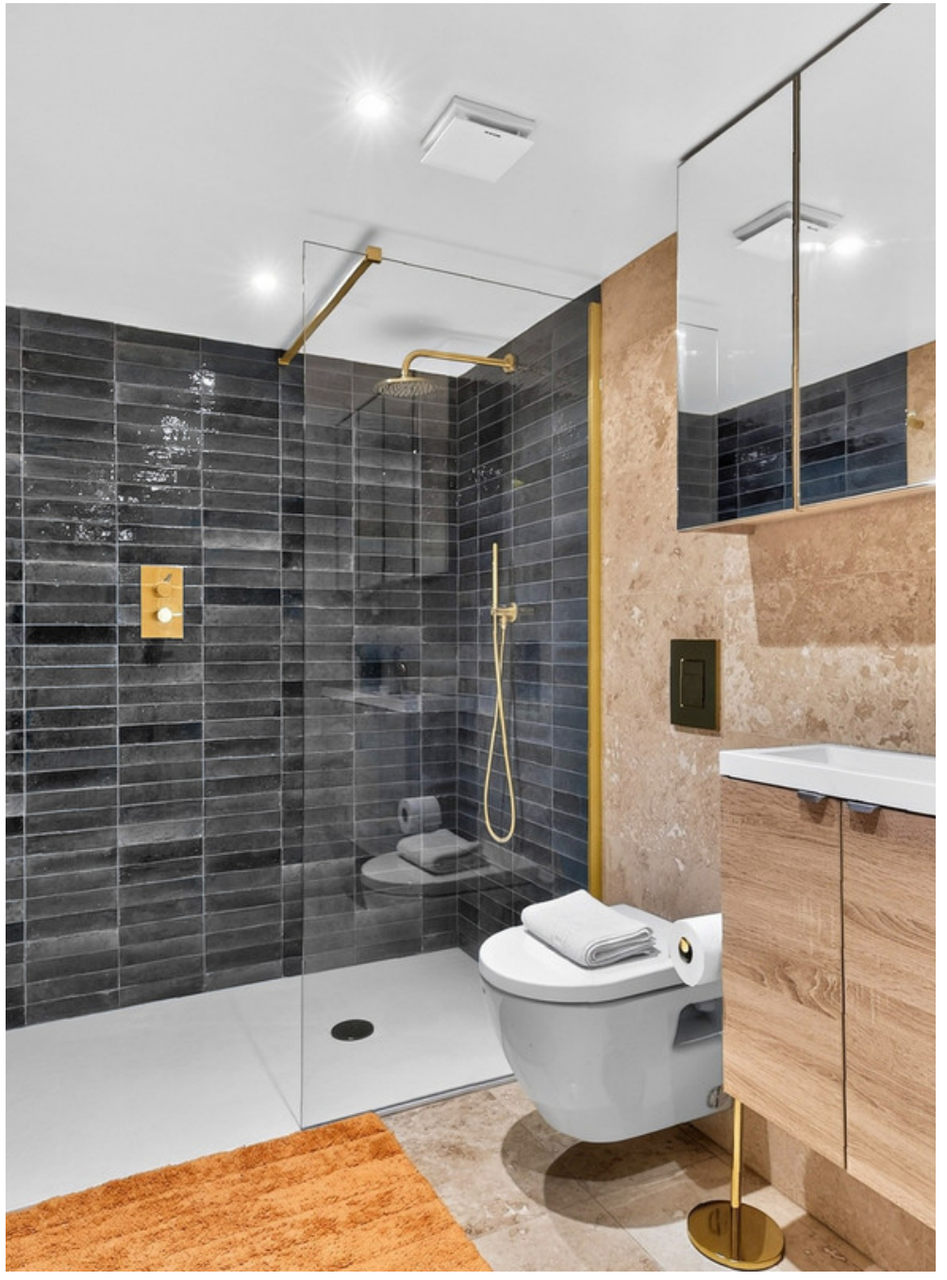
With its generous proportions, beautifully modernised interiors, exceptional entertaining spaces and private courtyard, 296 Brockley Road offers a compelling alternative to the traditional London home.

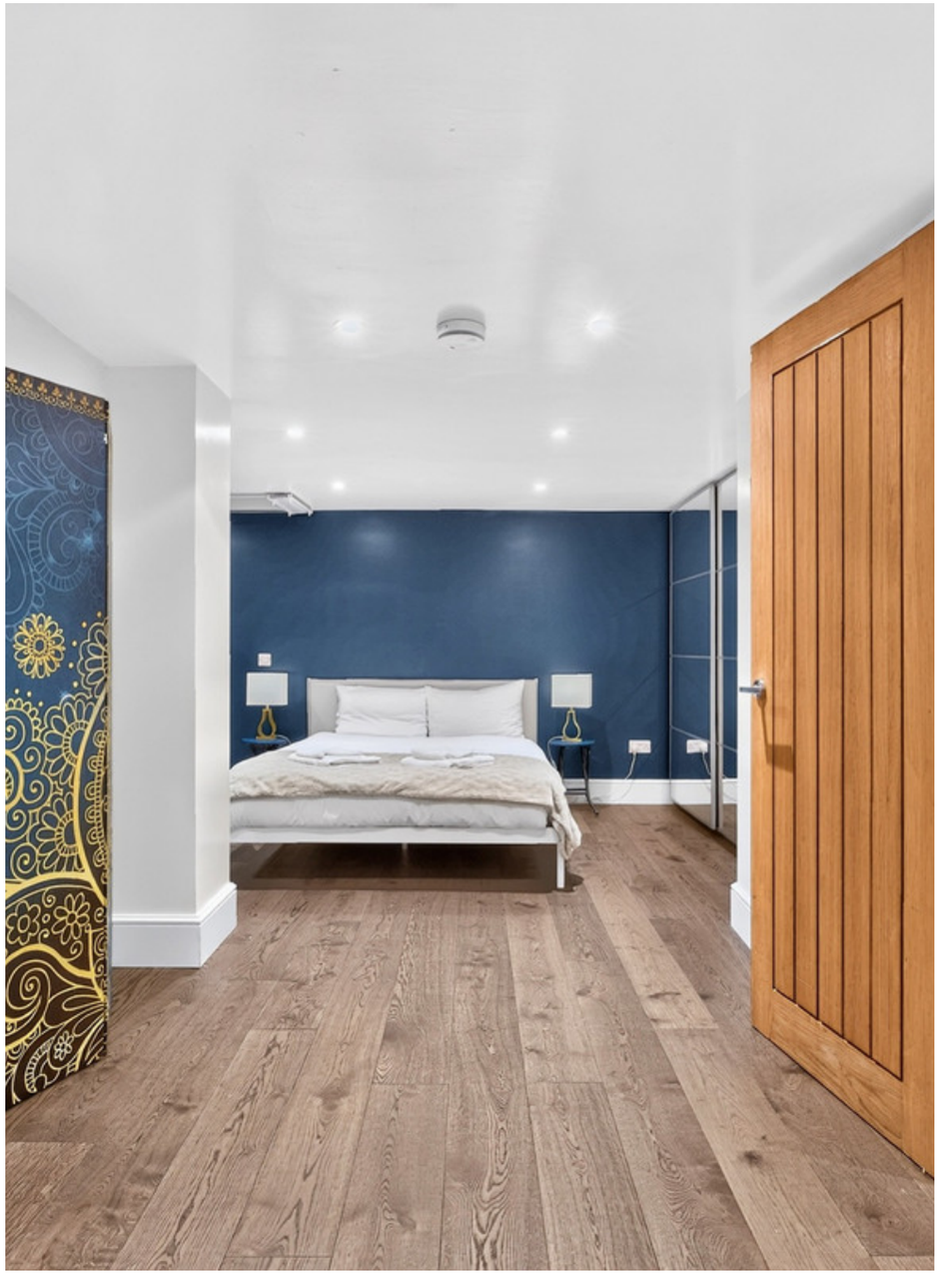
A home that surprises from the moment you step inside – and one you'll want to stay in long after the evening lights come on.











The Seller's View

Wonderful location, with private modern living. The outdoor/indoor flow to the rear private patio gives great sun and a wonderful place for entertaining with friends and family. Close to local shops, lovely wine bar and beautiful parks.




L
O
V







Floorplan and Details

Services

Property & Services information:

Mobile Coverage: 4G coverage is available in the area - please check with your provider

Broadband Availability: Ultrafast broadband is available in the area

https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

https://labs.thinkbroadband.com/local/postcode-search

Tenure

Leasehold

Council Tax

£1740 p.a.

Viewing

OPEN HOME SUNDAYS 12-1.30pm – Come Inside and Be Surprised!

Amenities

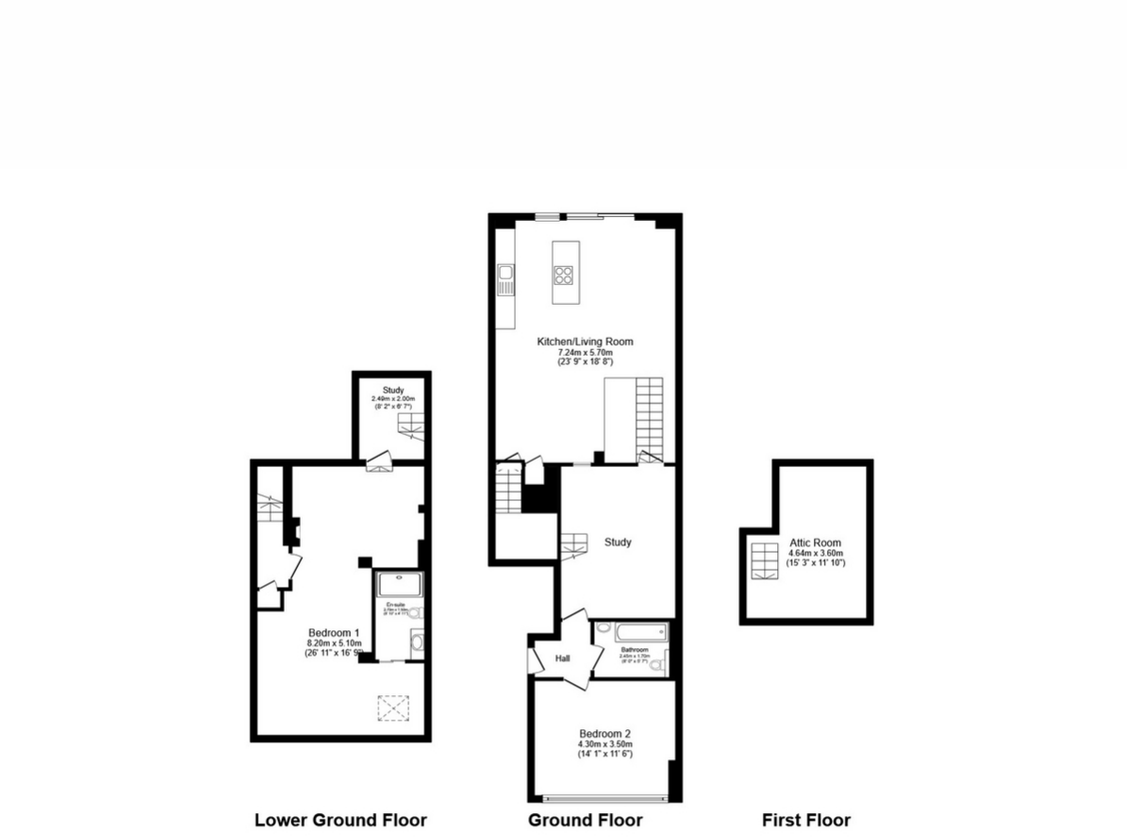
Discover Brockley – Connected, Creative & Full of Character

Perfectly positioned in the heart of one of South East London's most distinctive neighbourhoods, 296 Brockley Road offers the ideal balance of vibrant local living, excellent transport connections and a welcoming community atmosphere.

Known for its independent cafés, neighbourhood restaurants, green spaces and creative spirit, Brockley has become an increasingly desirable destination for

EPC Rating

C (74)



Total floor area 147.7 sq.m. (1,590 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

London

A lifestyle to love in Brockley

Set in one of South East London's most characterful and creative neighbourhoods, the property places residents within easy reach of Brockley's independent cafés, neighbourhood restaurants, welcoming pubs, local shops and everyday amenities.

Brockley is loved for its distinctive community atmosphere, leafy residential streets, independent spirit and excellent connections across London. Whether it's meeting friends for weekend brunch, exploring the local food scene, enjoying nearby green spaces or heading into central London, this is a location that brings together the best of neighbourhood living and city convenience.

With its generous proportions, beautifully modernised interiors, exceptional entertaining spaces and private courtyard, 296 Brockley Road offers a compelling alternative to the traditional London home.

A home that surprises from the moment you step inside – and one you'll want to stay in long after the evening lights come on.





Paul Doig

Property Expert

07909 438794

thepropertyexperts.co.uk

paul.doig@thepropertyexperts.co.uk

Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

Paul, originally from New Zealand, moved to London in 2017 for work and now lives in the South East with his wife, Talia, and their two adult children, Jacob and Sophie. Both kids are pursuing careers in music and hospitality after attending Colfe's School.

Outside of work, Paul enjoys golf, DIY projects, making music, and following his children's careers in business and music.

With hands-on experience in buying, selling, and renovating homes in both New Zealand and London, Paul brings a practical, relatable approach to property. He's also a landlord and previously ran a property maintenance business.

Professionally, Paul has over 20 years of corporate banking experience, working across New Zealand, Singapore, and London. He's led teams, worked with businesses of all sizes, and is known for his clear communication and results-driven mindset.

Paul combines his property know-how and business background to offer genuine support and insight throughout your property journey.

"Paul demonstrated a high level of professionalism throughout our engagement. He took the time to truly understand our needs and offered insightful suggestions that added significant value. His clear communication, strong work ethic, and approachable demeanour made working with him a thoroughly positive experience. I would highly recommend Paul to anyone looking for a reliable and trustworthy partner to get the job done right."

David Kappo



The Property Experts

Scan to follow me on social media

These particulars are a guide only. Measurements are approximate and nothing here forms part of an offer or contract.