



**Brookstone Court Peckham Rye, London SE15 3UN**



**welcome to**

**Brookstone Court Peckham Rye, London**

**\*\*TWO BEDROOM FIRST FLOOR APARTMENT with LIFT\*\***

The property briefly comprises of an entrance hall, lounge, kitchen, bathroom & TWO DOUBLE BEDROOMS.



Barnard Marcus are delighted to bring to market this well-presented and generously proportioned TWO BEDROOM FLAT positioned on the FIRST FLOOR and ideally situated in BROOKSTONE COURT which sits on the popular PECKHAM RYE PARK & COMMON and within short distances of PECKHAM RYE STATION & NUNHEAD.

The property briefly comprises of an entrance hall, lounge, kitchen, bathroom & TWO DOUBLE BEDROOMS.

The property is within walking distance of a range of popular amenities, such as the trendy Peckham Levels, with its rooftop bar and street food stalls, as well as the historic Peckham Rye Park. There are also excellent transport links nearby, including Peckham Rye station just a 10-minute walk away, providing easy access to central London via the Overground and National Rail services. The property is also within the catchment area for the highly sought-after Harris Academy, which is rated outstanding by Ofsted. With a prime location in one of London's most vibrant areas, this is an excellent opportunity to purchase a desirable property that offers the best of city living.

### **Entrance Hall**

### **Living Room**

13' 3" x 12' 3" ( 4.04m x 3.73m )

### **Kitchen**

9' 6" x 59' ( 2.90m x 17.98m )

### **Bathroom**

### **Bedroom One**

12' 3" x 9' 6" ( 3.73m x 2.90m )

### **Bedroom Two**

9' 6" x 7' 9" ( 2.90m x 2.36m )



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welcome to

## Brookstone Court Peckham Rye, London

- TWO BEDROOM FLAT
- FIRST FLOOR
- SPACIOUS LOUNGE
- CLOSE TO LOCAL AMENITIES AND A SHORT DISTANCE TO PECKHAM RYE STATION
- WELL-PRESENTED THROUGHOUT

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 May 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PKM102815 - 0002

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