



## COULGATE STREET, SE4

£400,000

Chain free  
One double bedroom  
Over 600 Sq ft  
Long lease over 900 years  
Close to transport links  
Energy rating: C

@marshandparsons  
marshandparsons.co.uk

MARSH &  
PARSONS

# ABOUT THE PROPERTY

A stylish one-bedroom apartment extending to 615 sq ft, positioned on the second floor of the Langtry Court development in Brockley.

The apartment features a bright open-plan reception and kitchen area with ample room for dining and entertaining, complemented by large windows that allow for abundant natural light. The double bedroom provides storage potential, while the contemporary bathroom is finished to a standard.

Further benefits include a private balcony, secure entry system, communal areas, and an energy-efficient modern build.



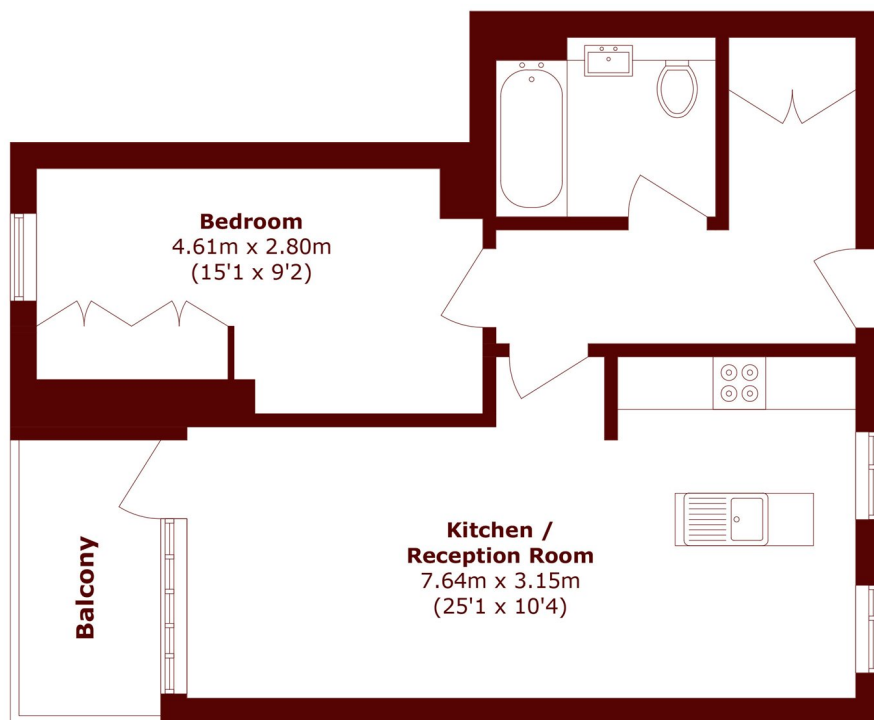




# FURTHER DETAILS



# STEP INSIDE COULGATE STREET



Total area (approx.): 57.2 sq. m (615.7 sq. ft)

Balcony area (approx.): 5.6 sq. m ( 60.2 sq. ft)

**Brockley**  
020 8629 8164

Energy Rating: We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

**MARSH &  
PARSONS**