



PINCOTT PLACE, SE4

£585,000

Two bedroom house
Large, private terrace with views
Garage
Gated community
Utility room
Energy rating: C



ABOUT THE PROPERTY

Set within a quiet gated development close to Brockley, this superb two bedroom house is arranged over three storeys, with the added benefit of a large west-facing terrace with green views. Further features include a garage, and additional large storage room used as a games room and office space as well as a utility area.

Pincott Place is ideally located for transport connections including Brockley Overground (Zone 2) with frequent services to London Bridge, as well as nearby Nunhead Station offering rail links. Residents can also enjoy a fantastic selection of independent coffee shops, bars, supermarkets, and restaurants along Nunhead Lane and Brockley Road.



STEP INSIDE PINCOTT PLACE



Total area (approx.): 91.3 sq. m (982.7 sq. ft)

(Excluding Garage)

Garage area (approx.): 7.5 sq. m (80.7 sq. ft)

Terrace area (approx.): 23.8 sq. m (256.1 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**