NO FLIES

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Brookstone Court, Peckham Rye, SE15 **OIEO £300,000** **Leasehold**

Chain Free, Brilliantly located, spacious and nicely presented one bedroom first floor apartment.



Local Transport

Peckham Rye
Approx. 1km away
Destinations: **London Bridge, London Victoria, Kings Cross, St Pancras, Clapham Junction and Canada Water (for connection to Canary Wharf)**

12, 37, 63, 78, 197, 343, 363 & P12
Destinations: **Elephant & Castle, Oxford Circus, Kings Cross and Blackfriars.**

One bedroom	Brilliant Location	460 Sq ft

No-Flies are delighted to present, this beautifully presented one bedroom first floor apartment in Brookstone Court on Peckham Rye which is being sold chain free. This apartment offers one bedroom, one bathroom and a large reception room. It is neutrally decorated with a modern kitchen and bathroom and, as such, is the perfect first time buy and ready to be moved into.

Brookstone Court faces directly onto Peckham Rye. It is, therefore, excellently located being within walking distance of each of increasingly fashionable Peckham, the village community of Nunhead and the established shops, bars and restaurants of East Dulwich.

Closest to hand are Peckham and Nunhead (approximately a 2 and 10 minute walk respectively). In Peckham you will find the trendiest venues around Rye Lane such as Peckham Levels, The Bussey Building, Market Building, Peckham Plex cinema and Frank's rooftop bar.

In the Bellenden Road area you will find a range of good restaurants and bars including Artusi (Italian), the Begging Bowl (Thai), Ganapati (south Indian) and the Victoria Inn and Montpelier pubs.

Nunhead has a more village feel with its almshouses and green. Again it has a growing selection of eateries and bars and established local shops such as Sopers (fishmongers) and Ayres (bakers). East Dulwich is a fifteen minute walk. Here, on its high street, Lordship Lane, you will find excellent independent shopping, restaurants (including the well regarded Franklins) and numerous pubs as well as the Picturehouse cinema.

Brookstone Court is within a seven minute walk of Peckham Rye railway station (which provide direct services into London Bridge (10 mins), Victoria (13 mins), Blackfriars (14 mins), City Thameslink (16 mins) and King's Cross/St.Pancras (24 mins)) as well as access to the London Overground services, which provide connections to the Jubilee line tube services to Canary Wharf.











You enter the building at ground floor level and then take the lift to the first floor. Upon exiting the lift you turn right and you'll find the door to the apartment at the end of the open walkway. In this position the apartment benefits from not having any neighbours to either side.

Upon entering apartment you find yourself in the hallway with its stripped wooden floors, which extend throughout the apartment. Immediately to your left is a large storage cupboard, a great boon in a one bedroom property such as this.

On your left from the hallway is the reception room. This is a very spacious and bright room, which can comfortably accommodate both dining and sitting areas. The room has a chimneybreast and to the right of that there is a significant amount of built-in shelving. From the reception room a full width casement window looks out onto neighbouring properties at the rear in Banfield Road.

Opposite the reception room is the bedroom. Again, this is a very spacious and bright double room, which has a wide casement window looking out from the side aspect of the building.

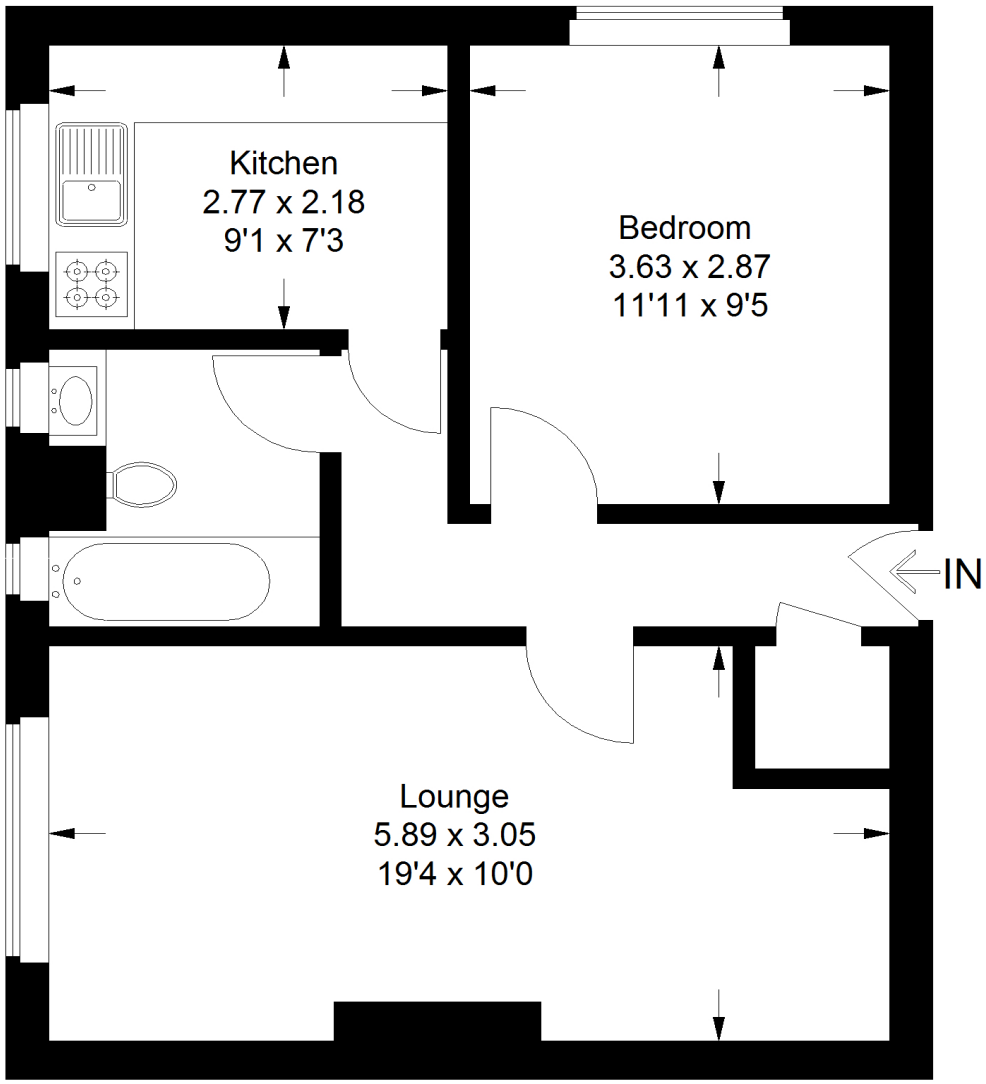
Continuing along the hallway you next pass the bathroom. This is very nicely fitted with a white three-piece suite comprising bath with over bath shower, low-level WC and handbasin with built-in storage beneath. There are ceramic tiles to the floor. The bathroom also benefits from a heated towel rail.

At the end of the hallway is the kitchen. This bright room is fitted with a range of modern cream units with a wood block worksurface. There is an integrated oven and hob as well as space for other freestanding appliances. There are slate tiles to the floor.

Brightly and neutrally finished, this apartment is double glazed throughout. In is in an enviable position and benefits from not having any direct neighbours. Your early viewing is recommended.

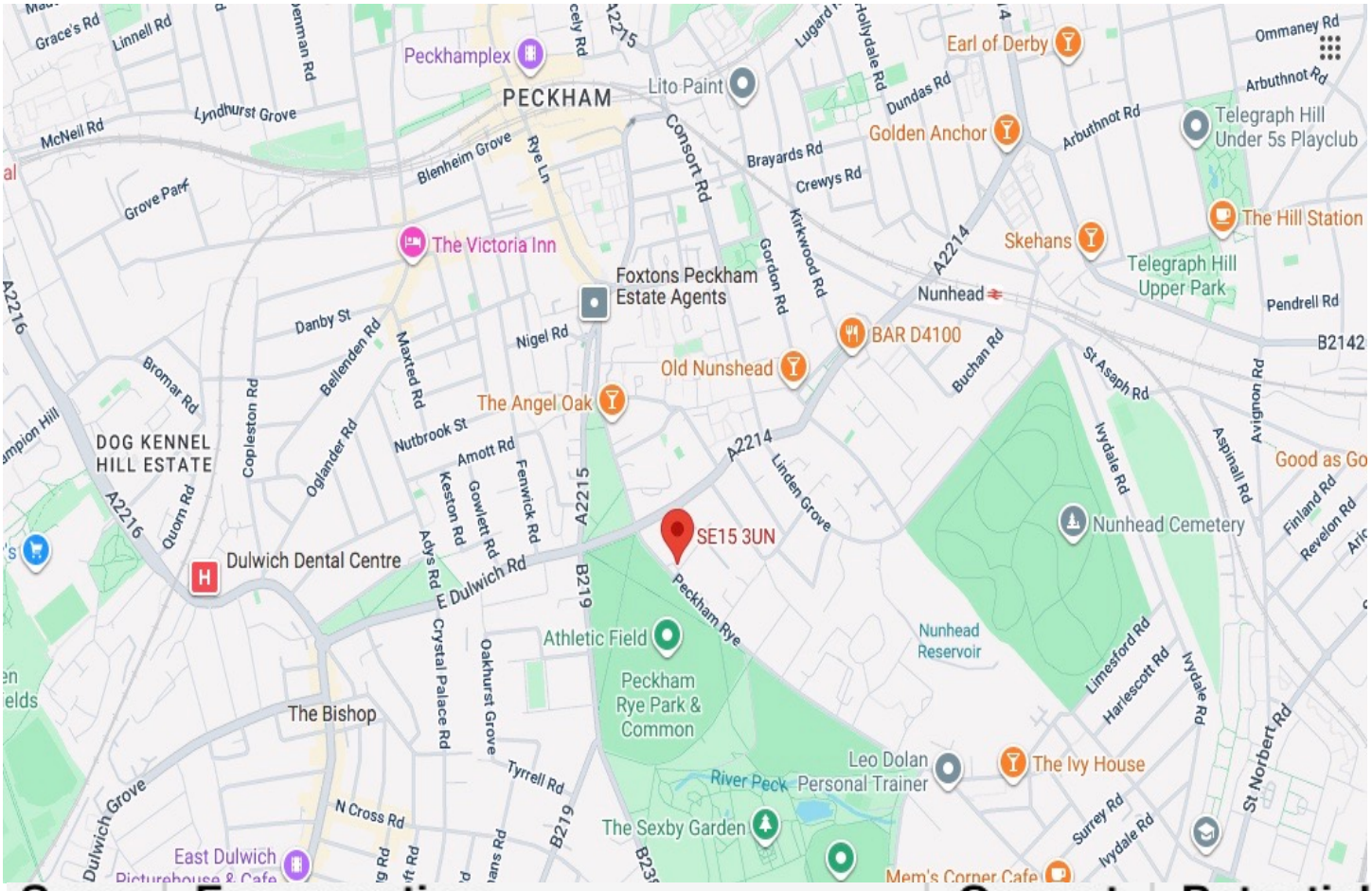
Brookstone Court, SE15

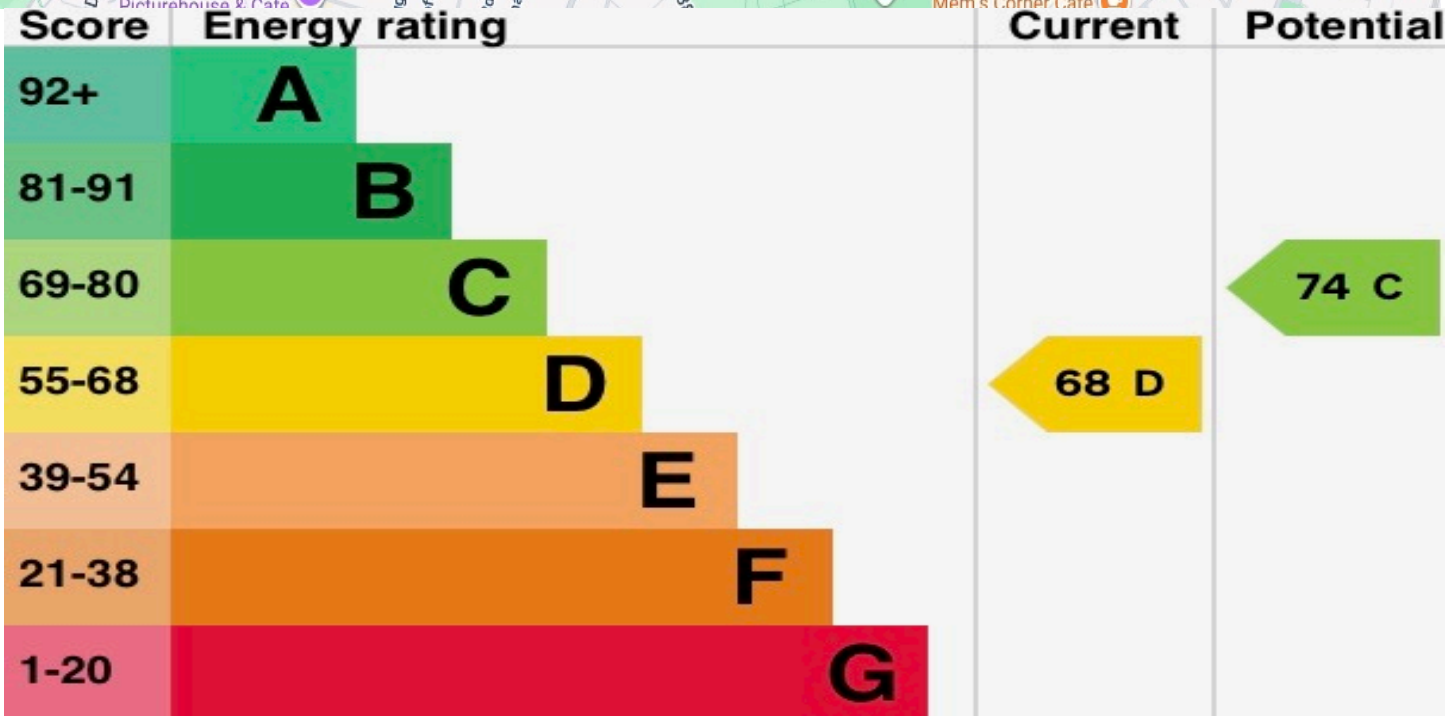
Approximate Gross Internal Area
42.7 sq m / 460 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1240943)





To discuss this property please call us on 020 7737 8047 or visit www.no-flies.co.uk for further details.

Viewing in due course strictly by appointment only with No-Flies.