



Friary Estate, SE15 | £375,000

02087029666

peckham@pedderproperty.com

pedder
We live local



In General

- Three double bedrooms
- Purpose built, ex-local authority
- Private balcony
- Second floor
- Over 650 Sq Ft
- Good condition throughout

In Detail

CHAIN FREE - Spacious and beautifully-bright three bedroom purpose-built apartment in this ex-local block ideally located between Peckham and Old Kent Road, SE15.

Boasting over 650 Sq Ft and located on the second floor - the property has been lovingly maintained and modernised by the current owners. There is a 13x13 ft open-plan kitchen reception that opens out onto a stand-on balcony with gorgeous views of the church and towards central London. There are three comfortable bedrooms - including the 12-ft principal bedroom with built-in wardrobes - and a separate shower room and WC.

Breamore House forms part of the Friary Estate and is enviably-located for the strong transport links into The City and West End from Queens Road, Peckham station (0.7 miles) and Peckham Rye station (0.9 miles) as well as the bus/cycle routes through the neighbouring New Cross, Bermondsey and Elephant & Castle.

There are a choice of parks and green spaces nearby - including Burgess Park and Brimington Park - as well as host of shops and supermarkets nearby on Old Kent Road and Peckham Hill Street.

EPC: C | Council tax band: B | Lease: 189 years remaining | GR: £10 pa | SC: £2,026.36 pa | BI: incl. in SC



Floorplan

Breamore House, SE15

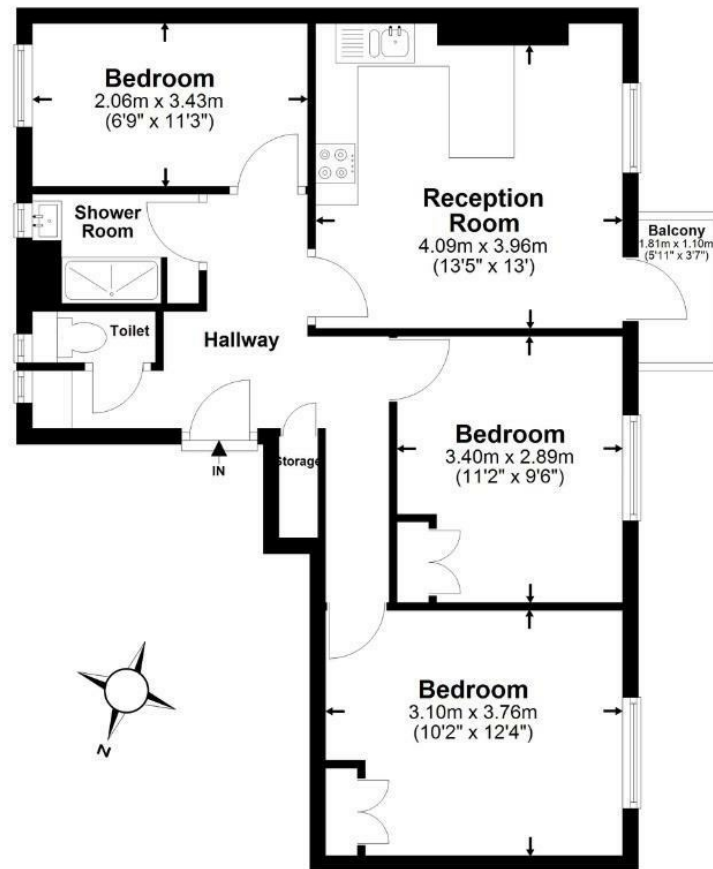
Total* = 60.7 sq m / 653.8 sq m

Second Floor = 60.7 sq m / 653.8 sq m

☐ = Reduced head room below 1.5m

pedder
We live local

Second Floor



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		81
(81-101) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.