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Winford Court, Peckham, SE15

Price £425,000

Leasehold

Stylishly presented 2 bedroom duplex apartment in the heart of vibrant Peckham



### Local Transport

#### **Queens Road**

Approx. 200mtrs away  
Destinations: **London Bridge, Highbury & Islington, Clapham Junction and Canada Water** (for connection to Canary Wharf).

#### **12, 37, 63, 78, 197, 343, 363 & P12**

Approx. 200 metres away  
Destinations: **Elephant & Castle, Oxford Circus, Kings Cross and Blackfriars.**

Two bedrooms

Split Level

741 Sq ft

No-Flies are delighted to present, this stylishly presented two bedroom split level apartment in the heart of Peckham. Winford Court has a prime location in the Clifton Estate, a well-known modernist landmark which is featured in Simon Phipps' book "Brutalist London". Being arranged over two floors, the property has the feel of a small house.

Winford Court is to be found off Consort Road. It is, therefore, excellently located being within walking distance of each of fashionable Peckham, the increasingly popular Queen's Road area and the established shops, bars and restaurants of East Dulwich. Closest to hand are Peckham and Queen's Road (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.

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.

Winford Court is within a five 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.

On arrival at Winford Court, you take the stairs to the second floor landing where, on your left, you will find the door to the apartment.

Upon entering the hallway, which has herringbone wooden floors that extend on into the kitchen and reception room, you find yourself in a small vestibule with some coat storage and two cupboards housing the boiler and meters. The rest of the hallway has been fitted with built-in storage, which incorporates some kitchen appliances, thereby freeing up space in the kitchen.

To your right is the kitchen. This is very slickly fitted with dark units and a wooden worksurface. There is an integrated oven and induction hob as well as a slimline dishwasher and washing machine. The kitchen also has a small breakfast bar and a former pantry, which provides excellent storage space. From the kitchen a full width casement window looks out onto the central communal gardens of the development.



At the end of the hallway is the first of the two balconies. Adjacent to the door into the balcony is the reception room. Again, this has full width casement windows looking out towards the centre of Peckham. It is a very spacious room with ample scope to be zoned into both sitting and dining areas.

Returning to the hallway you take the stairs to the next floor. Here you will find the two bedrooms and bathroom. The bathroom, which is straight ahead of you, is fitted with a white two-piece suite comprising bath with over bath shower and hand basin with built-in vanity unit. There is also a heated towel rail. Next to the bathroom is a separate WC.

On the other side of the hallway at this level is the first of the bedrooms. This is a spacious double room with a full wall of built-in storage. The windows in this room look out onto the central area of the development. Finally at the end of this hallway is the second bedroom. This is an extremely spacious double room from which there is access to the second of the balconies.

Externally, this lovely flat benefits from some communal garden areas in the centre of the development as well as 2 separate balconies, which are generally west facing and therefore get the sun from midday onwards. These provide the perfect spot for an afternoon or evening drink during the warmer months.

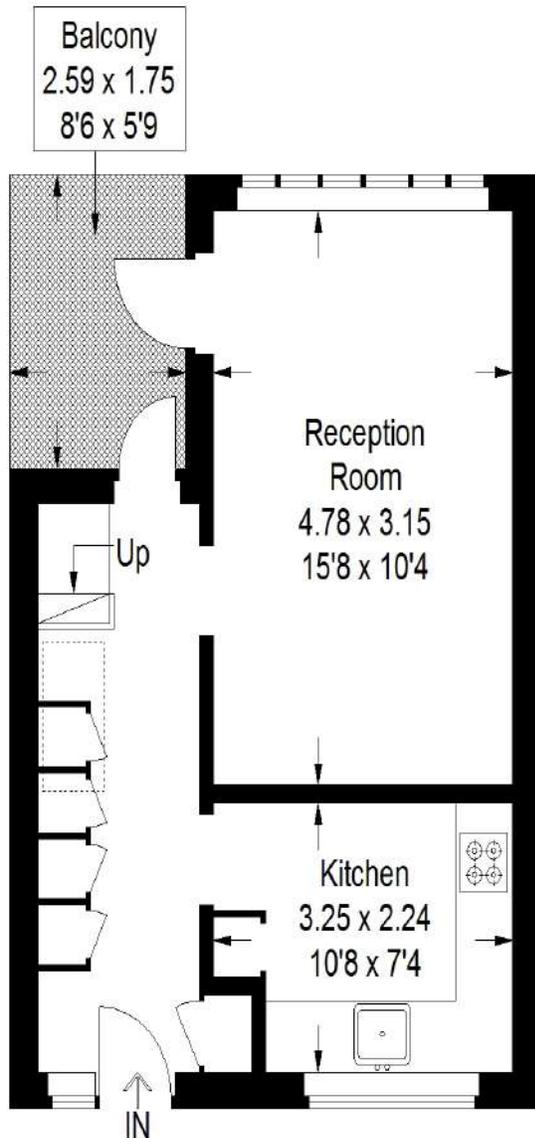
This is a stylishly presented apartment right in the heart of things in vibrant Peckham. Your early viewing is recommended.

# Winford Court, SE15

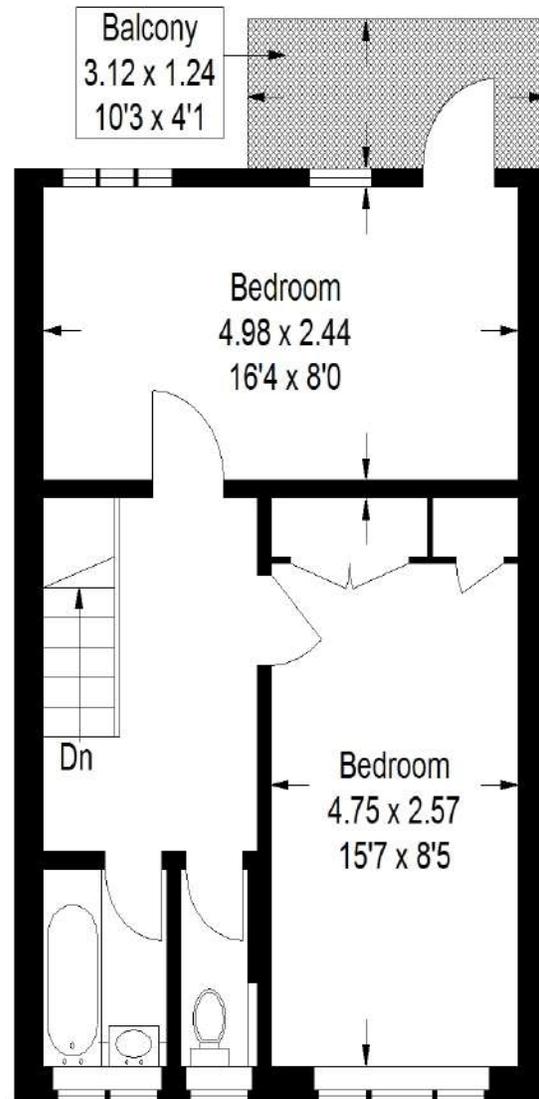
Approximate Gross Internal Area  
68.8 sq m / 741 sq ft



 = Reduced headroom below 1.5 m / 5'0

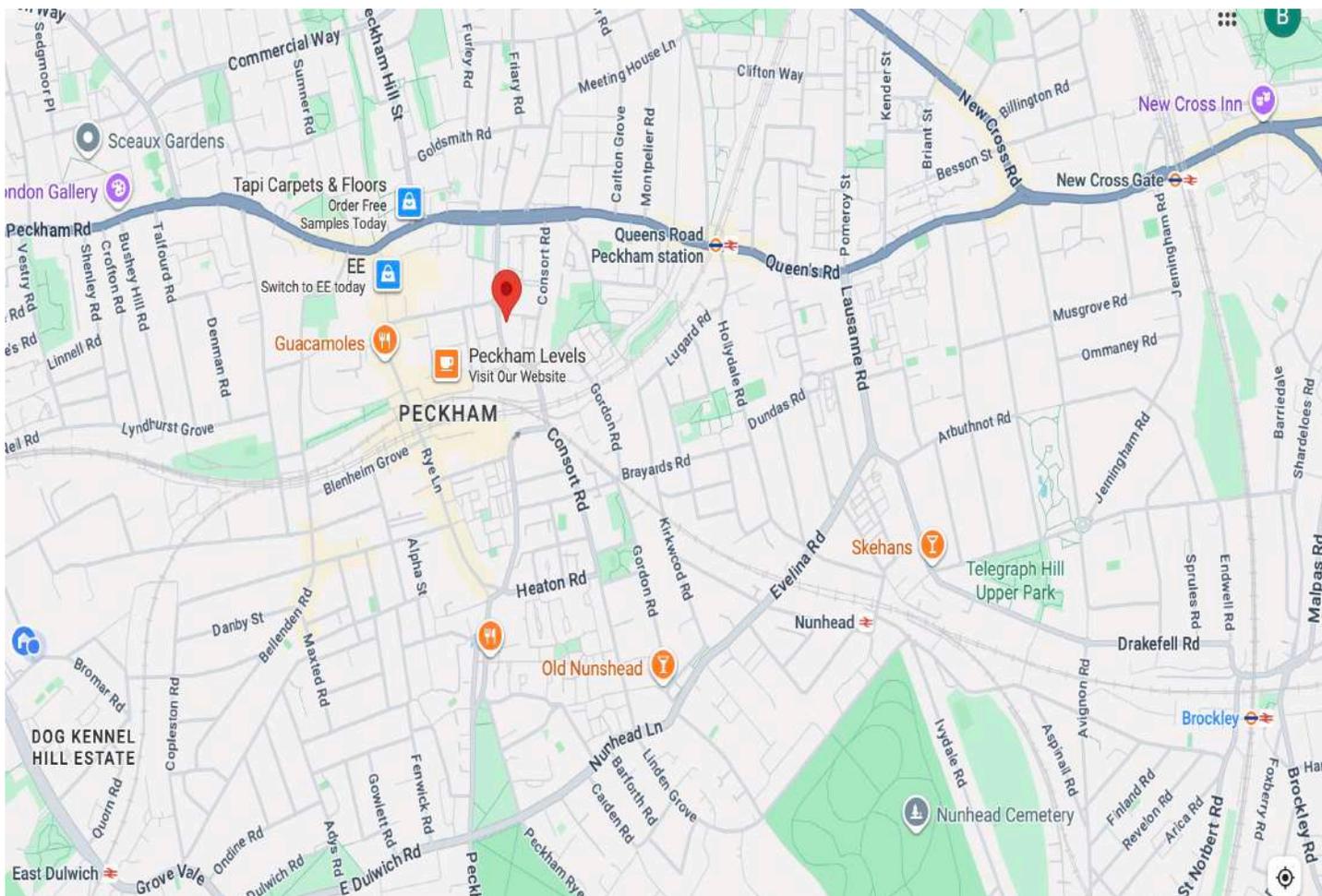


## Second Floor



## Third 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. (ID1284162)



## **EPC TO FOLLOW**

**To discuss this property please call us on 020 7737 8047 or visit [www.no-flies.co.uk](http://www.no-flies.co.uk) for further details.**

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