

Pincott Place, SE4

Asking price: £250,000

www.bryanandkeegan.co.uk

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- Double Bedroom
- Close to public transport
- Fitted Kitchen
- Quiet location
- Shops and amenities nearby
- Gated Development
- Allocated Parking Space





Bryan and Keegan are pleased to offer to the market this attractive, recently refurbished one bedroom top floor flat, available with no onward chain.

The property features a large dual aspect lounge and dining room that brings in plenty of natural light, leading through to a modern fitted kitchen. The double bedroom includes built in wardrobes, and the bathroom is a modern three piece suite finished in a neutral style. The flat also benefits from its own parking space.

Pincott Place is well located for local transport links, with Brockley Overground in Zone 2 offering frequent trains to London Bridge and beyond. Nunhead station is also within reach for services towards central London.

A good selection of coffee shops, bars, supermarkets and restaurants can be found along Nunhead Lane and Brockley Road.



Lewisham, 190 Hither Green Lane,
Lewisham, London, SE13 6QB

Tel: 020 8852 2388

hg@bryanandkeegan.co.uk

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Approximate Gross Internal Area = 47.1 sq m / 507 sq ft



Second 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.

Produced By Planpix

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.