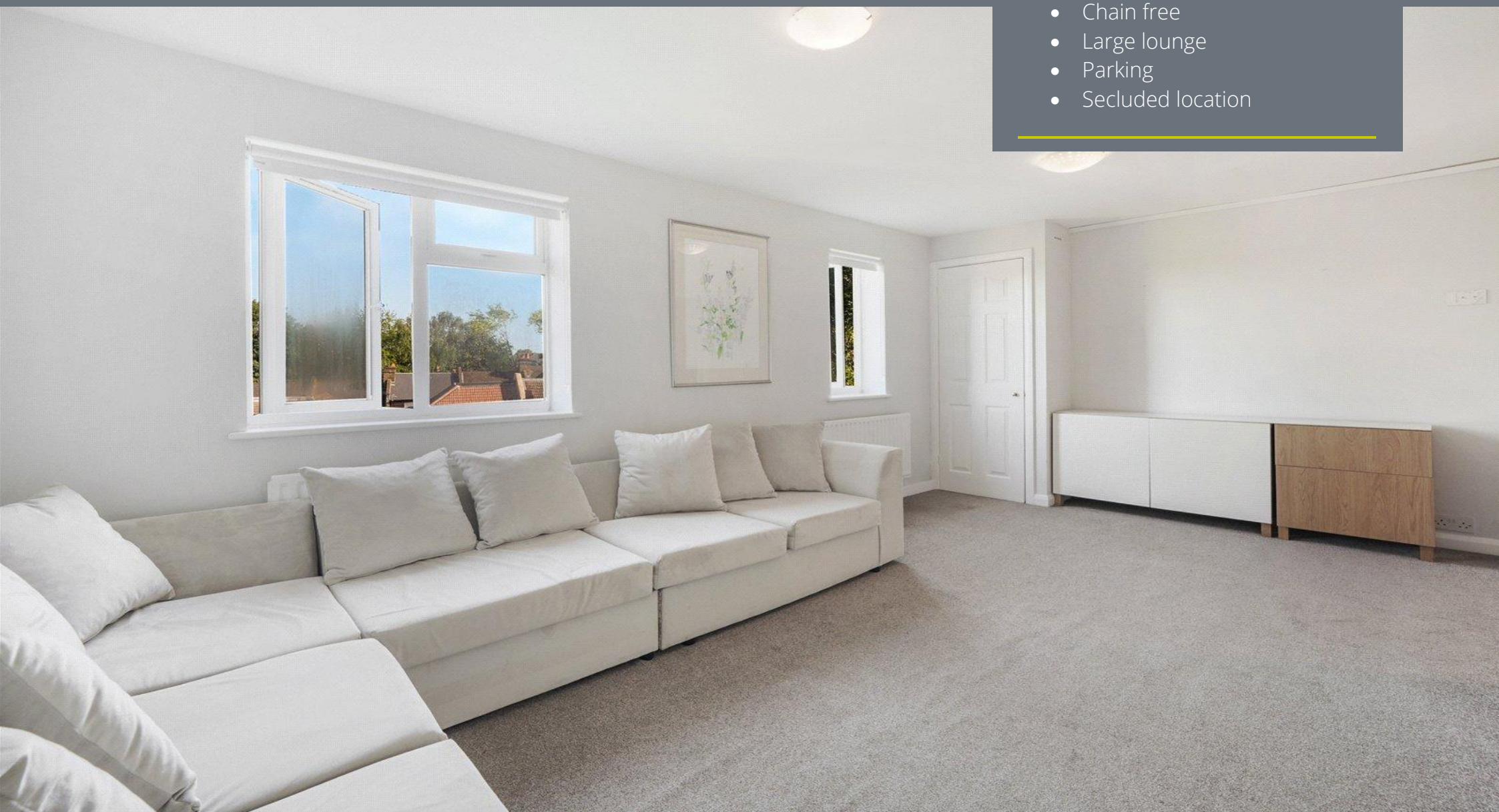


Bramley Court | Knowles Hill Crescent | London | SE13 6DT

Bryan & Keegan
ESTATE AGENTS

- Chain free
- Large lounge
- Parking
- Secluded location





Set within a secluded gated development is this smart one-bedroom flat. The property measures just under 500 square feet and has the added advantage of no onward chain.

For anyone purchasing with investment in mind, the property benefits from an energy performance rating of C. The layout offers sensible and practical accommodation, with plenty of natural light. The living room measures 18ft in length with space to dine and the kitchen offers ample cupboards and prep space.

There's a double bedroom which benefits from fitted wardrobes, and there's another two cupboards in the flat for additional storage. The shower room has a clean and neutral feel with mostly white tiling and a modern dual shower.

Other notable benefits include a long lease and off-street parking.

Lease:	98 Years
EPC:	Rating C
Service charge:	£1154 Per Annum
Ground rent:	£300 Per Annum

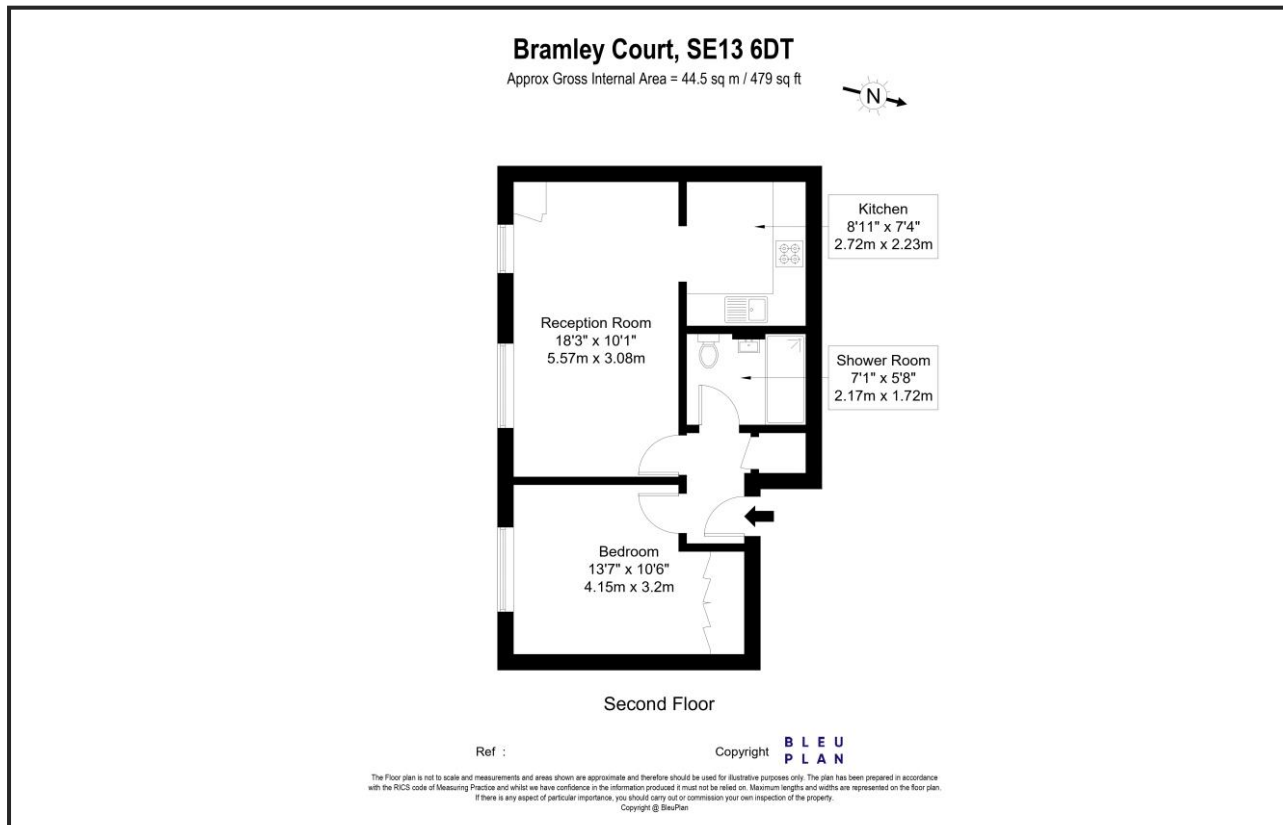


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.