

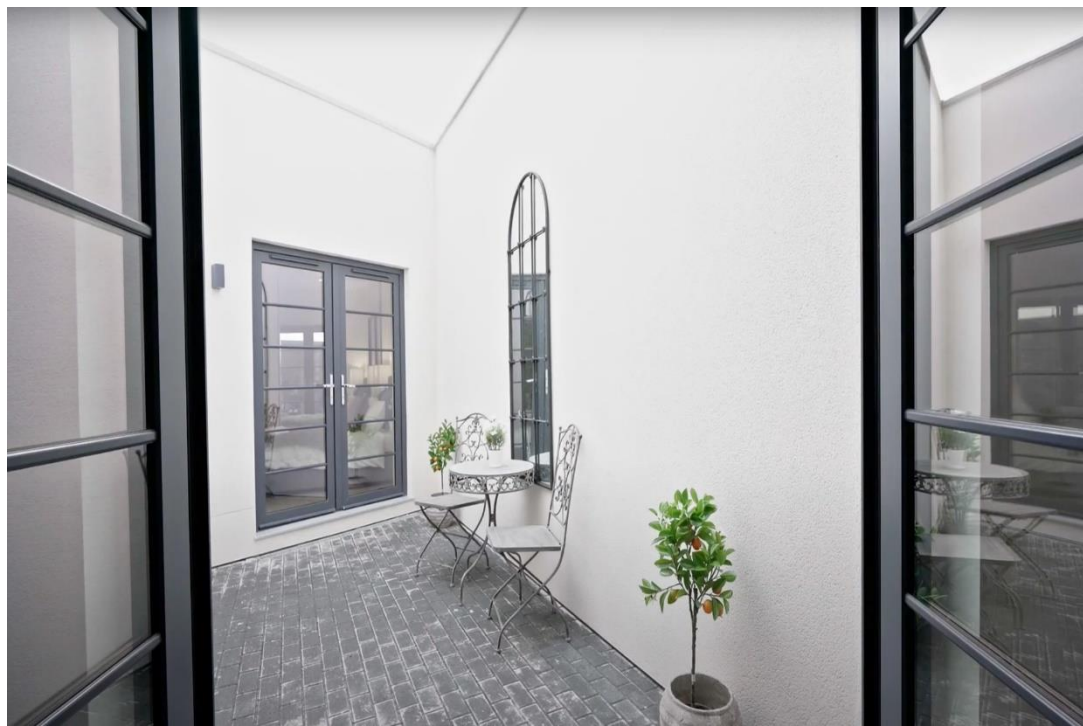


Old Carpenters Yard SE4  
Guide £450,000-£475,000

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# In general

- Private gated development
- Private front door
- Well insulated
- Private courtyard
- Build by Featherstone Homes
- Bike storage
- Mobile phone linked intercom system
- Close to Brockley & Nunhead rail
- High ceilings throughout
- Close to Telegraph Hill Park

# In detail

Stunning one double bedroom maisonette with a private courtyard situated within a beautiful private gated community in Brockley.

Old Carpenters Yard was completed in 2019 and is a bespoke collection of just seven unique properties finished to a high specification by a trusted local developer - Featherstone Homes.

The property benefits from being in a private gated community, large double bedroom, en-suite (with heated flooring & towel rail, ideal for cold winters) and large open plan kitchen/living area with direct access to the private courtyard. Further benefits include custom shutters, bespoke fitted drawers/storage in the bedroom, bike storage, wine cooler, high levels of insulation and an abundance of light with skylights in the kitchen/living area.

The property is just 0.3 miles from Brockley station offering great links into Highbury & Islington, Shoreditch, Canada Water and London Bridge and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, gastro pubs, coffee shops and cafes. The property is also 0.4 miles from Nunhead train station with regular direct Thameslink and Southeastern services to Elephant & Castle, Blackfriars, Farringdon, Victoria and St Pancras

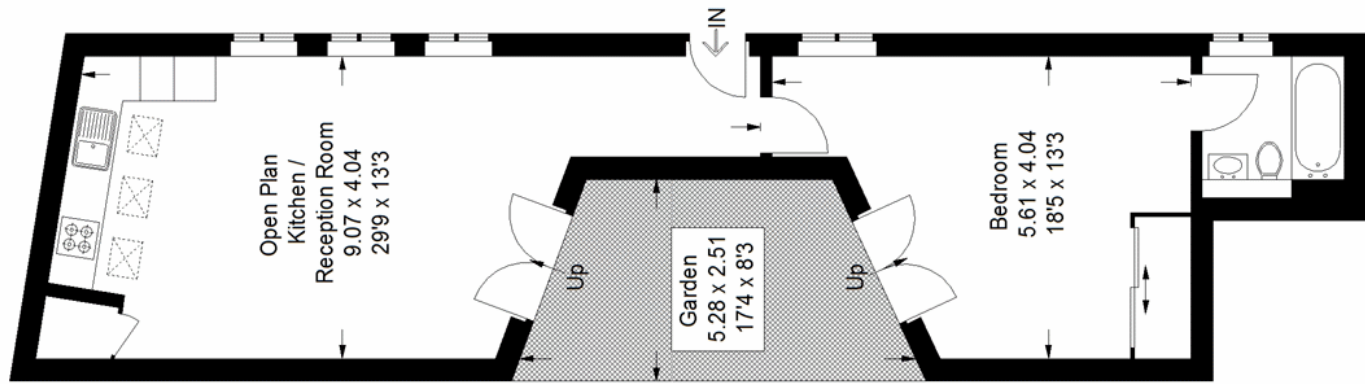
EPC: C | Council Tax Band: C | Lease: 147 years remaining | SC: £653.26 per annum | GR: £350 per annum





# Floorplan

Old Carpenter Road, SE4  
Approximate Gross Internal Area  
52.9 sq m / 569 sq ft



Ground Floor

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as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings  
are approximate. Please check all dimensions,  
shapes and compass bearings before making  
any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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