



PRESENTS

RIVOLI COURT

BROCKLEY

SE4 2SU



WELCOME TO RIVOLI COURT (BROCKLEY)

Rivoli Court is perfect for first time buyers and young professionals offering an exclusive collection of one and two-bedroom apartments, all with a private terrace, winter garden and/or balcony.

Sitting in South East London's cultural heart "Brockley", Rivoli Court is a rare new build development that is just a three minute walk from Brockley station and only fifteen minutes from central London.

They say it's all about location location location.

**RIVOLI
COURT**

LIFE AT RIVOLI COURT

Set within a leafy suburb between New Cross Gate and Honor Oak, Rivoli Court offers a tranquil retreat with the bustling hives of shops, restaurants and beautiful open green spaces that surround it.

With a 999 year lease being provided and prices starting from £430,000, Rivoli Court has been designed to enhance every aspect of your home life.

From maximising the internal and external use of space throughout each home to high specification open plan interiors, our apartments have been designed for modern living.

The only thing missing is you.

RIVOLI
COURT





WELCOME TO BROCKLEY TOWN

Named after the famous Rivoli Ballroom, the apartments honour the bohemian vibe that has permeated the area since its artistic revival in the 1960s.

Today, Brockley is still home to a thriving cultural scene, creating a robust creative community fuelled by musicians, writers, street artists, and performers. Why not check out local hubs like Jack Studios, the South London Gallery, and the Grade II listed Crofton Park Library.

Exploring this trendy suburb you'll discover an array of eateries serving international cuisine, indie shops, theatres and standout pubs such as The Beer Shop and Brockley Jack.

If you love fresh produce then head down to the award winning Brockley market to stock up weekly on everything from organic bread, fresh fish and flowers.

The neighbourhood also has some lovely open spaces where locals can enjoy a few quiet moments. Join in a park run at Hilly Fields, wend your way through the formal gardens at Peckham Rye Common, or ramble through 10 acres of woodland at Brockley Nature Reserve.

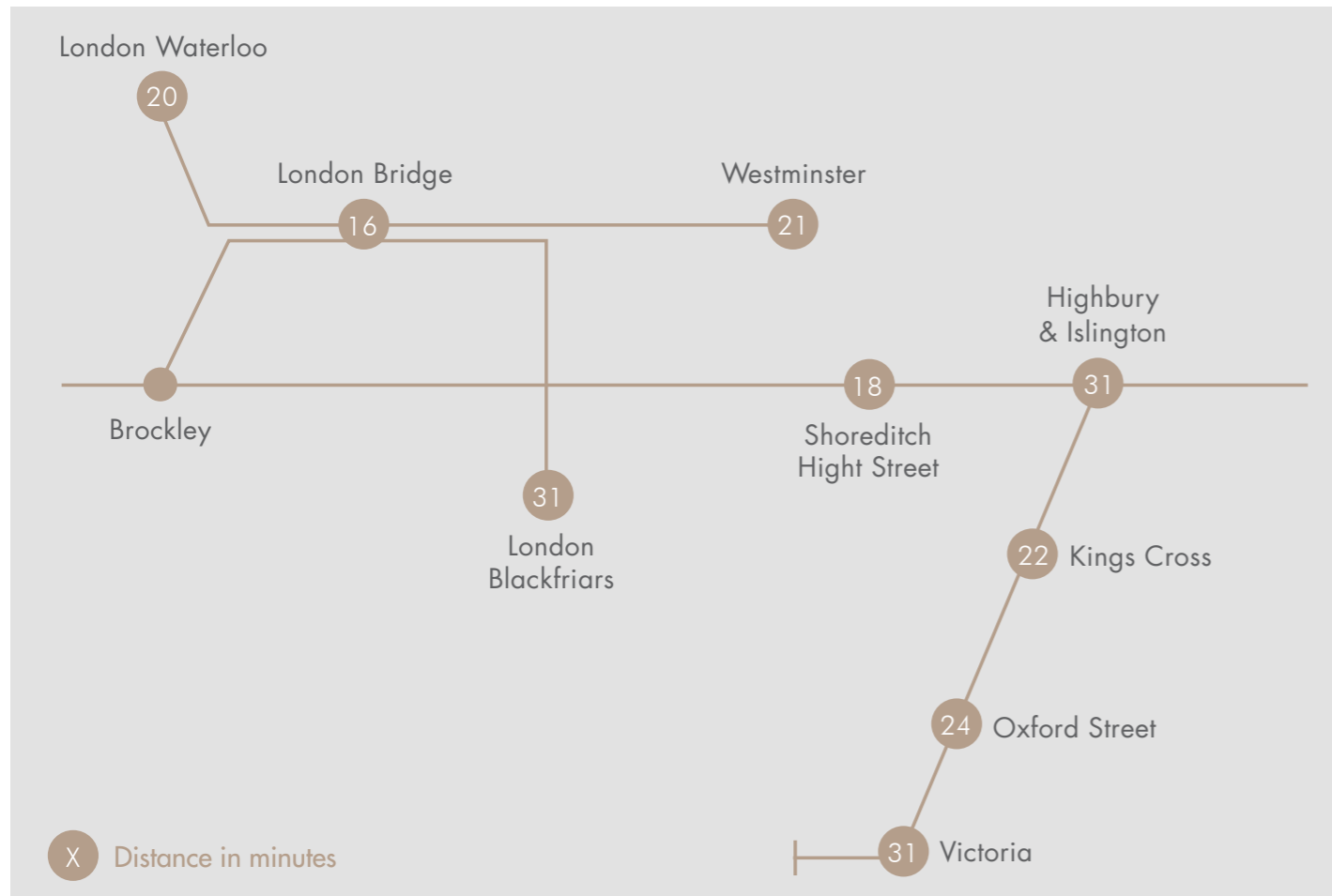
It simply offers something for everyone!

**RIVOLI
COURT**

CONVENIENTLY CONNECTED FOR WORK & PLAY

Travelling into Central London? Nearby Brockley Station will deliver you to London Bridge, Dalston Junction, Highbury and Islington, Crystal Palace and West Croydon. There's also a range of bus routes on your doorstep, with off-street parking available via Harcourt Road

TRAVEL DURATIONS TO LONDON



In addition, Brockley is ideally nestled between a series of A-roads, linking the Thames through to the M25. This makes it easy to commute across the Capital or visit family and friends in the neighbouring counties of Kent, Surrey, and Essex. Brockley's South East location also means you can reach the Surrey Hills and Kent Downs in just under an hour.

**RIVOLI
COURT**



BEAUTIFUL INSIDE & OUT

Bright and spacious open plan layouts promote relaxation and tranquillity, while underfloor heating, tiled bathrooms, and a full range of integrated branded appliances combine for an easy, efficient lifestyle. Outside, black pillars and composite fence panels complete an elegant brick exterior that harmonises with the neighbouring buildings.



With private off-road access for all residents, Rivoli Court is nestled within green surroundings offering a peaceful and beautiful retreat – a perfect combination of location and luxury.

All bedrooms have built in wardrobes, designed and tailored for maximising storage space whilst creating a beautiful design that will exceed your expectations.



**RIVOLI
COURT**

SPECIFICATION



Upon Arrival:

- On-street parking
- Storage for 8 bicycles with separate private entrance
- Private off-road access for all residents
- Communal entrance and ground floor lobby with tiled flooring
- Intercom and fob entry system for each apartment
- Hardwood front doors with one-way viewers

Heating:

- Underfloor heating throughout each apartment
- Gas combination boiler central heating system

Flooring:

- Engineered timber flooring to kitchen, living area and entrance hall
- Contrasting floor and wall tiles to bathrooms
- Fitted carpets to bedrooms

Kitchen & Utility:

- Bespoke fully fitted kitchens complete with integrated appliances
- Built-in extractor fan
- Integrated oven and hob, dishwasher, and fridge freezer

- Quooker filtered and boiling hot water taps
- Washer dryers located within the utility cupboard

Bathrooms:

- Full-height tiling to wet areas
- Bath with wall-mounted shower
- Vanity basin unit with in-built storage

Bedrooms:

- Built-in wardrobe to each bedroom
- Flat 5 also provides en-suite to master bedroom

Outside Space:

- Private external space allocated to each apartment
- External terraces for each ground floor apartment, screened for privacy with brickwork and privacy panels. Flat 3 private terrace features bespoke commissioned artwork to adjoining property
- Private terrace or balcony to each apartment on the first and second-floor.

Building Warranty

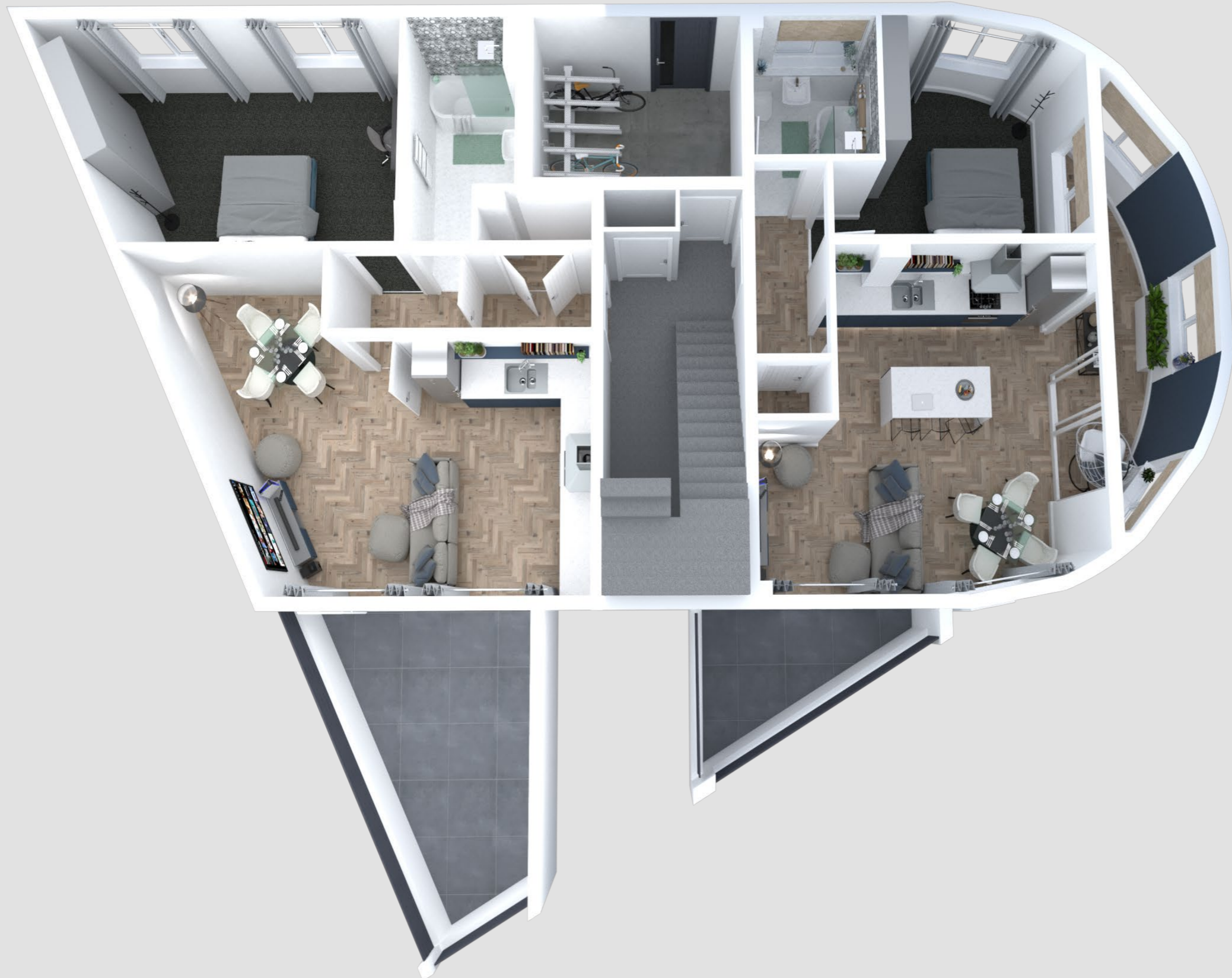
- 12 year structural building warranty with Buildzone

**RIVOLI
COURT**

THE APARTMENTS

THE FLOORPLANS

Ground floor



Flat 1



Level	Ground
Description	1 bed
Internal Area	673 SqFt / 62.5m ²
External Space (M ²)	Terrace - 154 SqFt / 14.3 M ²

Flat 2



Level	Ground
Description	1 bed
Internal Area	611 SqFt / 56.7m ² (includes winter garden 91 SqFt / 8.5m ²)
External Space (M ²)	Terrace - 56 SqFt / 2.5 M ²

THE FLOORPLANS

First floor



Flat 3



Level	First
Description	1 bed
Internal Area	534 SqFt / 49.6m ²
External Space (M ²)	Terrace - 141 SqFt / 13.1m ²

Flat 4



Level	First
Description	1 bed
Internal Area	545 SqFt / 50.6m ²
External Space (M ²)	Terrace - 53 SqFt . 4.9m ²

THE FLOORPLANS

Second floor



Flat 5



Level	Second
Description	2 bed
Internal Area	635 SqFt / 59.0m ²
External Space (M ²)	Balconies - 76 SqFt / 7.2m ²

Flat 6



Level	Second
Description	1 bed
Internal Area	463 SqFt / 43.0m ²
External Space (M ²)	Inset Terrace - 46 SqFt / 4.3m ²

KEEPING THINGS 'JUST SIMPLE'

Our expert team of individuals, consultants and contractors have a proven track record in delivering residential developments to the highest quality.

Reflecting on 60 years of combined construction industry experience, our core values of creativity, sustainability, and accountability touch everything we do.

Quality comes guaranteed when you invest in a Just Simple home.



RIVOLI COURT

For more information contact:

Just Simple Homes
020 3011 4443
enquiries@justsimplehomes.co.uk
www.justsimplehomes.co.uk



For more information contact:

Pedder Property Consultancy
020 8702 9999
newhomes@pedderdevelopment.co.uk
www.pedderproperty.com

