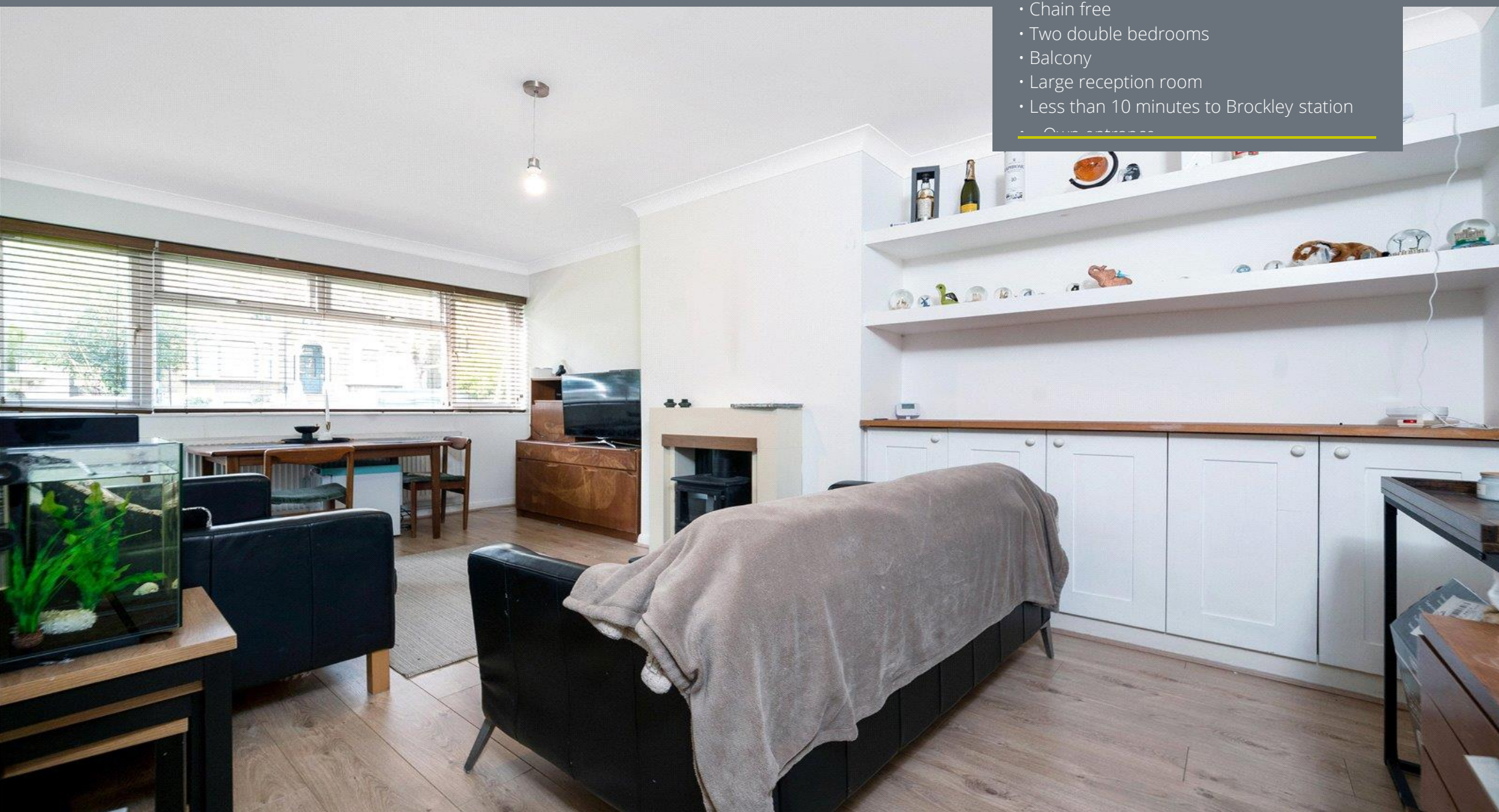


St Peters Court, Wickham Road, Brockley, London, SE4 1PN

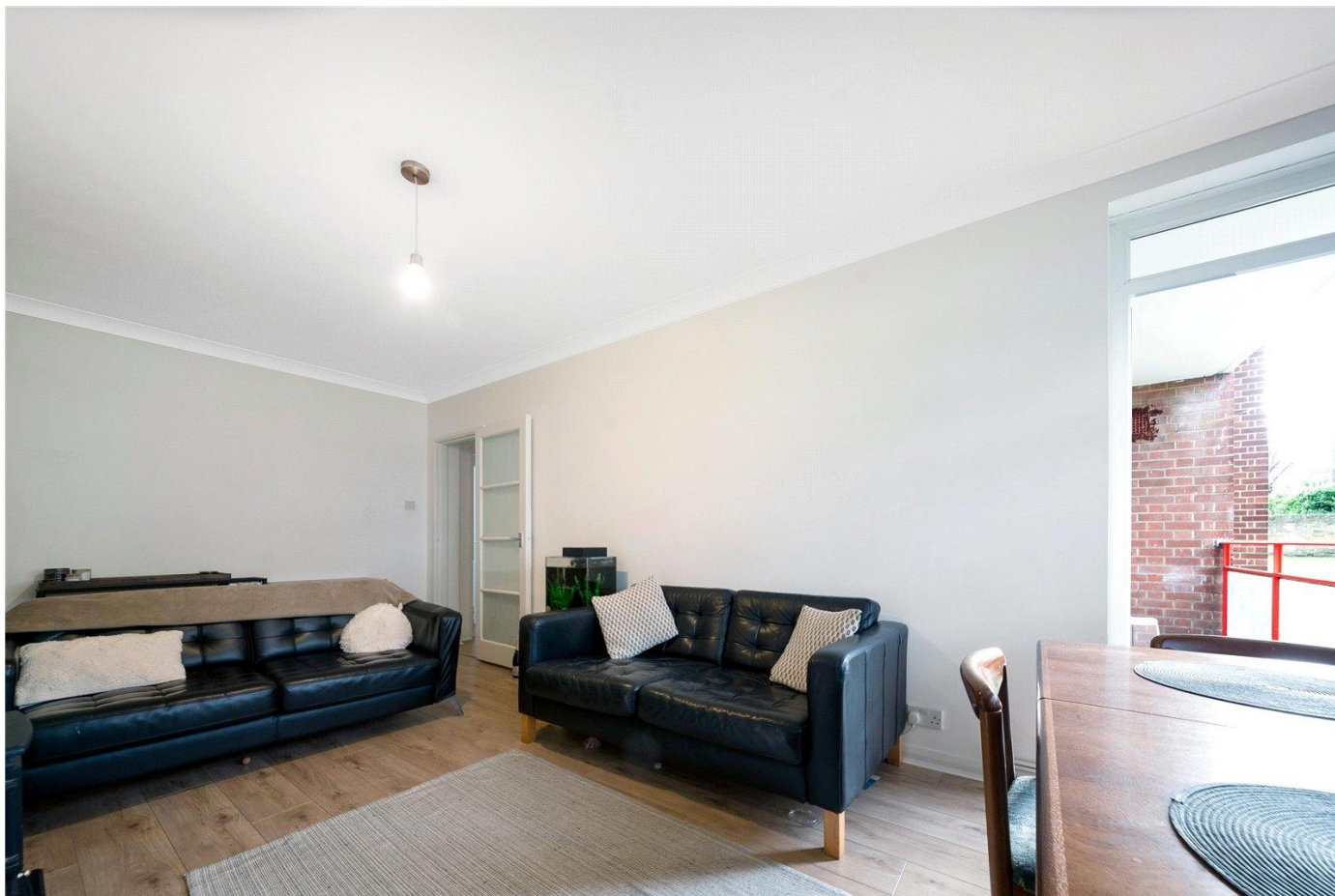
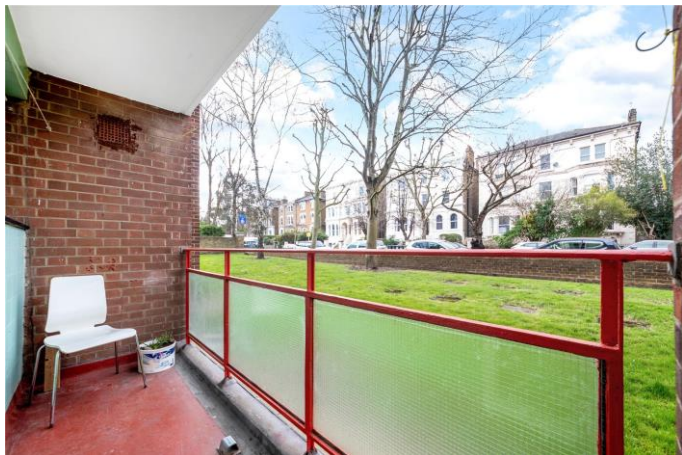
Offers in excess of: £350,000

**Bryan & Keegan**  
ESTATE AGENTS

- Chain free
- Two double bedrooms
- Balcony
- Large reception room
- Less than 10 minutes to Brockley station
- Own entrance







Located in the heart of the Brockley conservation area on Wickham Road, and just a stone's throw from the beautiful greenery of Hilly Fields is the super flat.

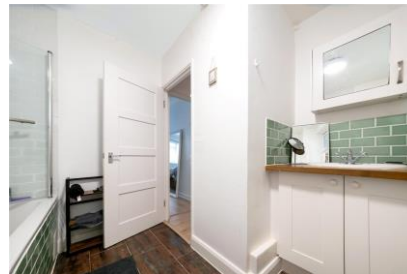
The property is larger than average with internal living accommodation measuring nearly 726 sq ft and is being sold with the added advantage of no onward chain.

Key features include two double bedrooms, a vast reception room with space to dine, gas central heating, a fitted kitchen boasting new fridge freezer, neutral bathroom suite and a balcony.

Brockley station is less than a ten minute walk from the property and offer frequent trains to London Bridge & Shoreditch. St Johns is a little further but still within easy reach.

Brockley Cross and Brockley Road provide offer a varied and popular choice of shops and amenities including restaurants, coffee shops, supermarkets and bars.





Brockley, 360 Brockley Road, Brockley,  
London, SE4 2BY

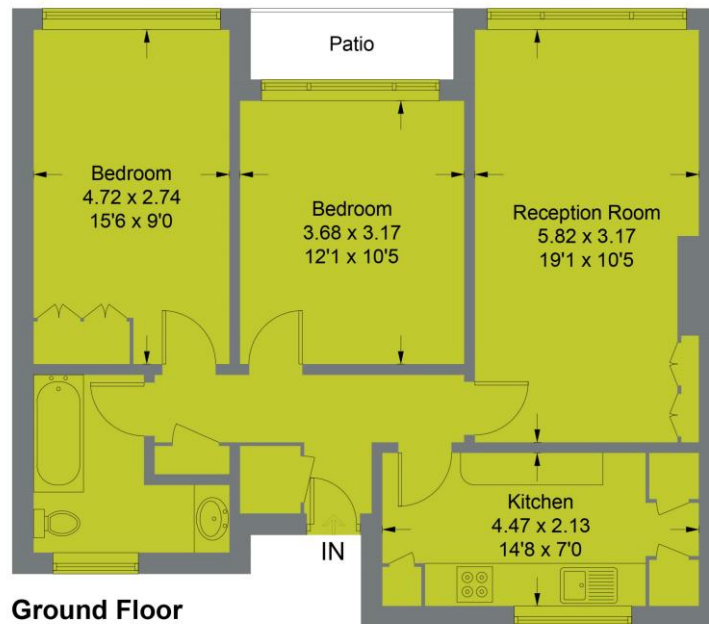
Tel: 020 8691 1155

info@bryanandkeegan.co.uk

www.bryanandkeegan.co.uk

## 3 St. Peter's Court

Approximate Gross Internal Area = 67.5 sq m / 726 sq ft



**Ground 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 on behalf of Bryan & Keegan (ID869213)

**Bryan & Keegan**  
ESTATE AGENTS

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.