



Brayards Road Estate, London, London, SE15 2BZ

TWO BEDROOM FLAT THIRD FLOOR | NEED OF MODERNISATION | PRIVATE BALCONY | GAS CENTRAL HEATING

DOUBLE GLAZING | 5 MINUTES WALK TO QUEENS ROAD PECKHAM STATION | 12 MINUTES WALK TO NUNHEAD STATION | NO ONWARD CHAIN

We are delighted to offer this SPACIOUS two bedroom flat unto the sales market. property is in need of modernisation. The accommodation comprises, large fitted kitchen, separate living room, bathroom and two double bedrooms [Master bedroom 15 x 9] . For more information or to book viewing, please call our sales team on 020 72322211.

Asking Price: £265,000

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HALLWAY

2.04m (6' 8") x 2.66m (8' 9")

Laminated floor, Radiator and 2 built in cupboards.

RECEPTION ROOM

4.48m (14' 8") x 3.47m (11' 5")

Laminated floor, double glazed window, radiator and power points.

KITCHEN

3.46m (11' 4") x 2.75m (9' 0")

Plenty of kitchen cupboards unites, Electric oven with Gas hob, extractor fan, single stainless steel sink with mixer tap, plumbed and space for washing machine, space for fridge freezer, partly tiles wall, radiator, double glazed window, space for small table and chairs.

BATHROOM

2.08m (6' 10") x 1.58m (5' 2")

Single panelled bath with mixer tap, hand basin with cold and hot tap, low level WC, partly tiles wall and tiles floor.

BEDROOM 1

4.56m (15' 0") x 2.73m (8' 11")

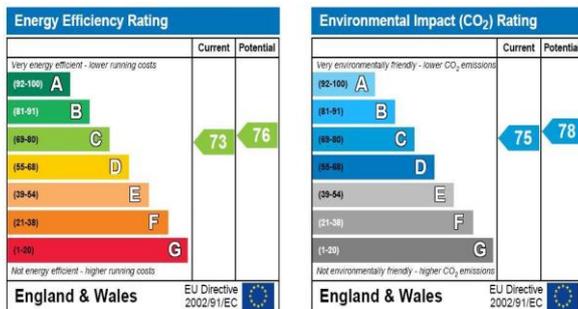
Laminated floor, radiator and side aspect double glazed window.

BEDROOM 2

3.02m (9' 11") x 2.82m (9' 3")

Laminated floor, radiator, built in cupboard and side aspect double glazed window.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 09:00 - 18:30

Saturday: 09:00 - 16:30

THINKING OF SELLING?

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

HUNTERS