



BEACON GATE, LONDON, SE14
OIEO £400,000 LEASEHOLD

A STUNNING PURPOSE BUILT FLAT, SITUATED IN A HIGHLY SOUGHT AFTER LOCATION.

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Leasehold | Council Tax Band C- London Borough of Lewisham | Service Charge £2,600pa | Ground Rent £125pa

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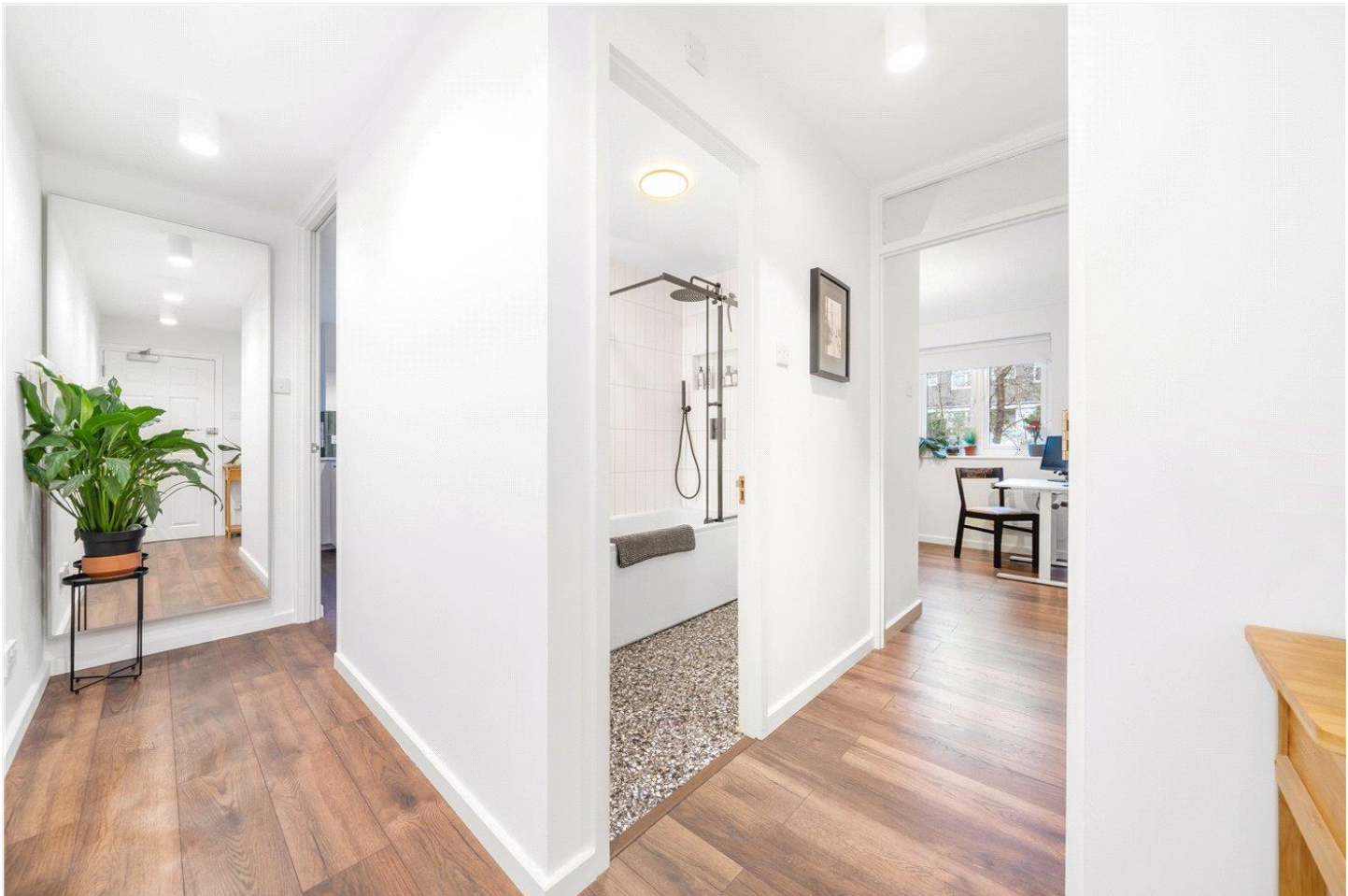
DESCRIPTION:

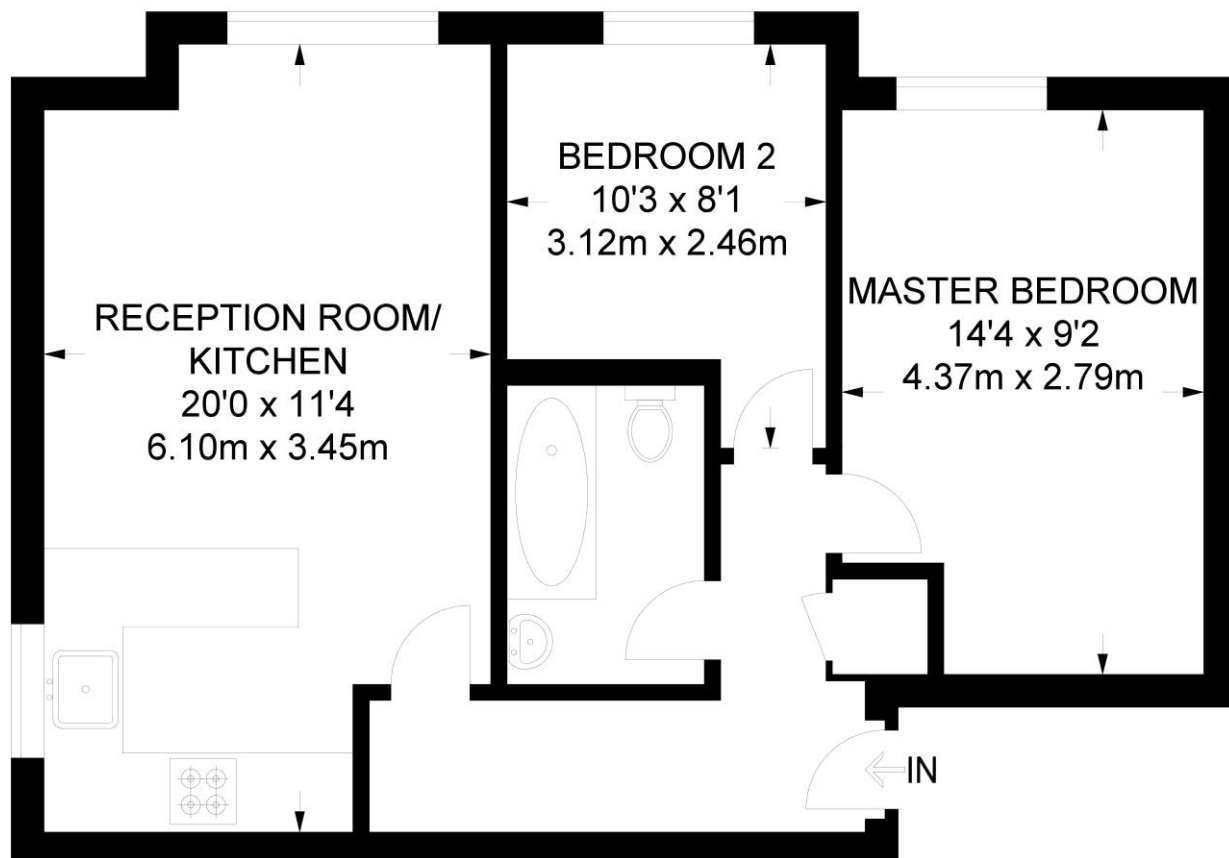
A stunning purpose built flat, situated in a highly sought after location. This beautiful flat has been refurbished and is offered in fantastic condition. Comprising an open-plan kitchen/reception with breakfast bar, engineered wood flooring, built in appliances and impressive city views. Two double bedrooms, a family bathroom with off-street parking. Excellent transport links via Nunhead Station (3 mins walk) with direct trains to London Victoria and London Blackfriars, or either Queens Road Peckham or Brockley for the overground. Close to Telegraph Hill parks and popular local pub Skehans with shops, bars and restaurants within short walking distance in Nunhead, Brockley and Peckham. This is a fabulous flat in a superb location and early viewings are highly advised.

AT A GLANCE

- Open-plan kitchen/reception with breakfast bar and engineered wood flooring.
- Two double bedrooms.
- Family bathroom and off-street parking.
- 3-minute walk to Nunhead Station with direct trains to London Victoria and London Blackfriars; close to Queens Road Peckham and Brockley for the overground.
- Near Telegraph Hill parks, Skehans pub, and shops, bars, and restaurants in Nunhead, Brockley, and Peckham.







SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
532 SQ FT / 49.4 SQ M

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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