



BEACON GATE, NEW CROSS, LONDON, SE14
£400,000 LEASEHOLD

A STUNNING TWO-BEDROOM PURPOSE BUILT FLAT SITUATED IN A GATED DEVELOPMENT IN SOUGHT-AFTER NUNHEAD.

DESCRIPTION:

This top-floor property is offered in fantastic condition, having recently been refurbished. Comprising an open-plan kitchen/reception with breakfast bar, plantation shutters and impressive city views. Two double bedrooms and 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.

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

Tenure Leasehold | Council Tax Band C – London Borough of Lewisham |
Service Charge £2,530 pa | Ground Rent £125 pa

AT A GLANCE

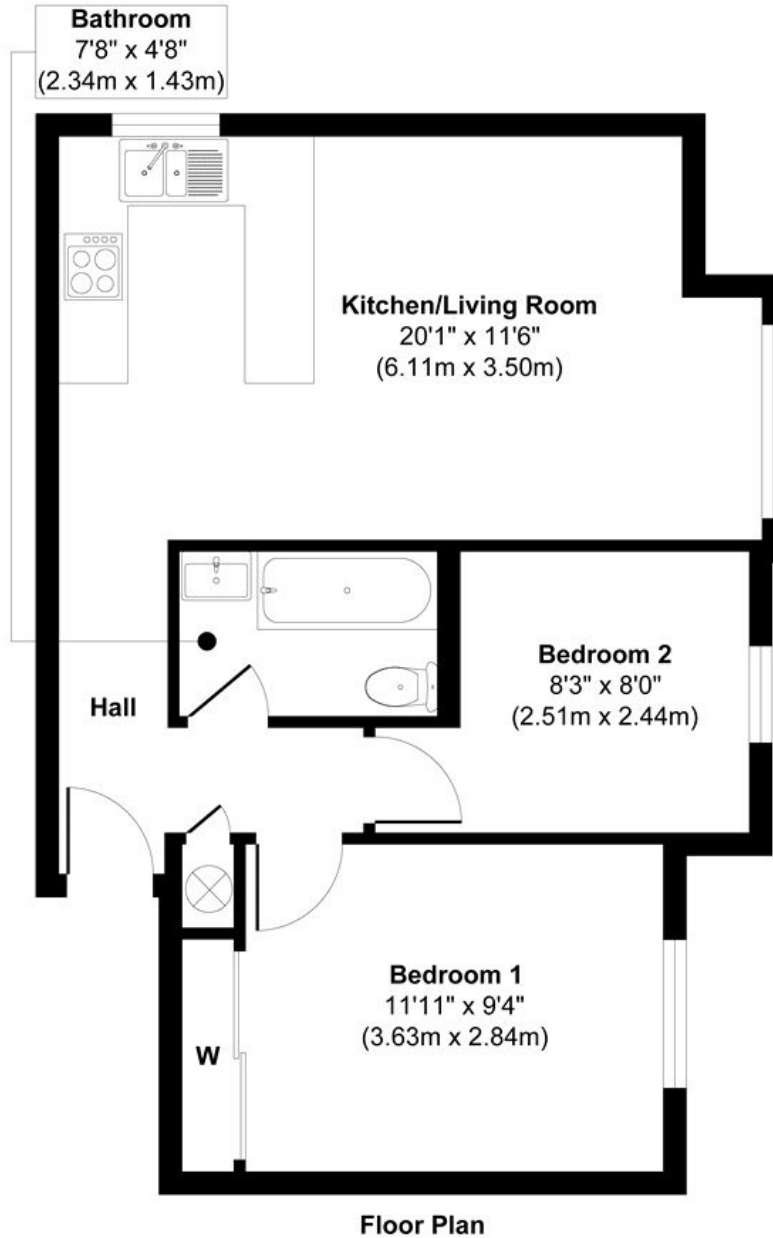
- Two Bedrooms
- Open Plan Kitchen/Reception
- Family Bathroom
- Great Transport Links
- Fantastic Location
- Parking Space
- City Views

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Beacon Gate



Approx. Gross Internal Floor Area 516 sq. ft / 47.90 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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 | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 67 | 82 |
| (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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See things differently

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