**Friary Estate, SE15 | £375,000**

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# In General

- Three double bedrooms
- Purpose built, ex-local authority
- Private balcony
- Second floor
- Over 650 Sq Ft
- Good condition throughout
- CHAIN FREE

# In Detail

CHAIN FREE - Spacious and beautifully-bright three bedroom purpose-built apartment in this ex-local block ideally located between Peckham and Old Kent Road, SE15.

Boasting over 650 Sq Ft and located on the second floor - the property has been lovingly maintained and modernised by the current owners. There is a 13x13 ft open-plan kitchen reception that opens out onto a stand-on balcony with gorgeous views of the church and towards central London. There are three comfortable bedrooms - including the 12-ft principal bedroom with built-in wardrobes - and a separate shower room and WC.

Breamore House forms part of the Friary Estate and is enviably-located for the strong transport links into The City and West End from Queens Road, Peckham station (0.7 miles) and Peckham Rye station (0.9 miles) as well as the bus/cycle routes through the neighbouring New Cross, Bermondsey and Elephant & Castle.

There are a choice of parks and green spaces nearby - including Burgess Park and Brimmington Park - as well as host of shops and supermarkets nearby on Old Kent Road and Peckham Hill Street.

EPC: C | Council tax band: B | Lease: 189 years remaining | GR: £10 pa | SC: £2,026.36 pa | BI: incl. in SC

# Floorplan

**Breamore House, SE15**
Total* = 60.7 sq m / 653.8 sq m
Second Floor = 60.7 sq m / 653.8 sq m
⬚ = Reduced head room below 1.5m

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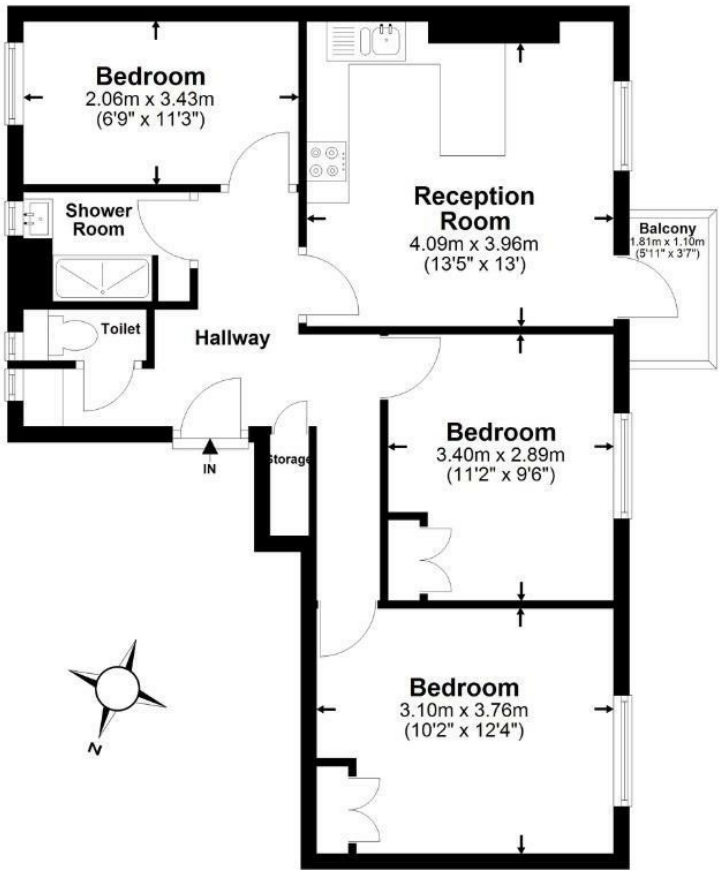
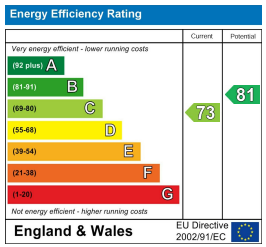
## Second Floor




*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

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