

HUNTERS[®]

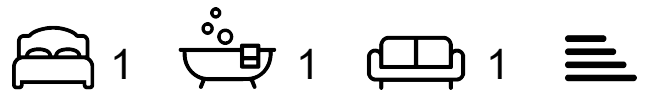
HERE TO GET *you* THERE



Pincott Place

London, SE4 2ES

£1,200 Per Calendar Month



Offer from £1200 for this one bedroom flat situated in a private development in the ever popular Brockley SE4 location.

EPC rated: C

Council tax band: C (£1,614 p/yr)



Description
TRANSPORT

Here is a summary of some of the connections, schools and recreation found locally:

Crofton Park station offers direct trains to some of the following London stations:

London Blackfriars
London St Pancras

Honor Oak Park station offers services into:

London Victoria
London Bridge

Ladywell station offers trains taking you into:

London Charing Cross
London Cannon Street

Catford and Catford Bridge offer another several good travel options with direct connections to:

Charing Cross
London Cannon Street
London Victoria
London St Pancras

There are connections from these stations taking you to many other popular locations such as:

Canada Water
Shoreditch
Stratford
Islington

to name a but a few.

Bus routes includes:

Route 284 takes you to Ladywell, Lewisham and Hither Green.

SCHOOLS

There is a selection of local schools that appeal to families buying locally which include:

Stillness Junior and Infants Schools are both highly acclaimed with OFSTED ratings "Good" and "Outstanding"

Gordonbrook Primary School is also in proximity and is OFSTED rated "Outstanding"

Prendergast Ladywell School OFSTED rating "Good"

St Dunstons College. A highly acclaimed local independent school.

Rathfern school OFSTED rated "Outstanding"

Holbeach school OFSTED rated "Good"

CONVENIENCES AND RECREATION

There are convenience stores, cafés and takeaways, a Co-op supermarket, Tesco, bars and restaurants of Crofton Park, Brockley and surrounding towns in proximity of the house.

The area is thriving with recreation due to some of the green spaces and history in the locality.

Ladywell Fields (a mile long and made up of three fields with a river running through them) can be found just off Manwood Road and is one of the most popular spaces in proximity to the house. Some of the facilities and things to enjoy at the fields include:

- play areas
- adventure playground
- ball courts
- skate park
- bowling green
- café
- cycle route (part of the Waterlink Way)
- the friends of park group
- water pumps
- river
- nature reserve
- tennis court
- toilets – including disabled facilities – open seven days a week during café opening hours

The highly acclaimed Rivoli Ballroom has a wonderful history and is one of the last remaining 1950's style Ballrooms left in London. It's located on Brockley Road in Crofton Park.

One Tree Hill which is just at the top of Honor Oak Rise and offers some of the most breath-taking views across London and the city skyline. Once a working woodland, this is now a wonderful green space enjoyed by the locals.

Blythe Hill Fields is known by the locals for its recreational facilities and regular events. One such facility is the Trim trail which is an exercise trail. They also have a great yearly festival for the local community to enjoy.

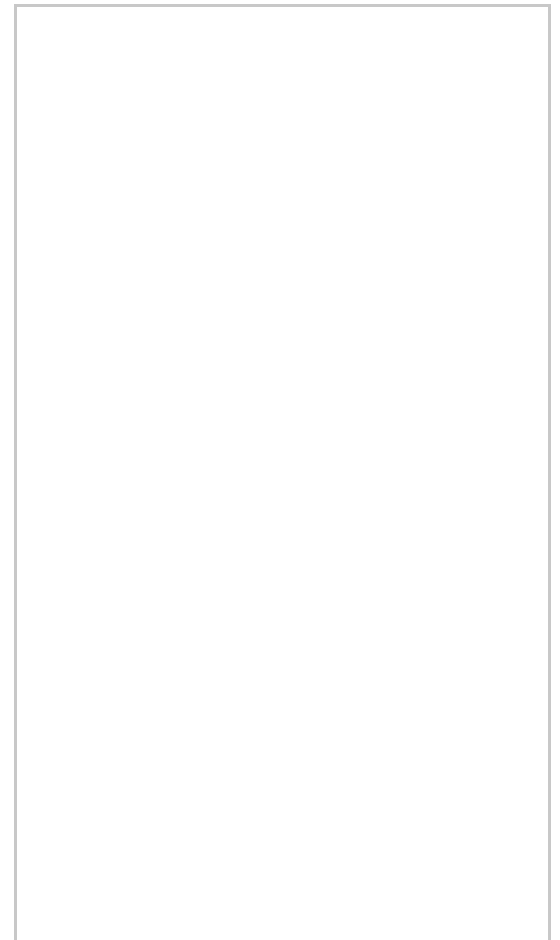
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Area Map



Floor Plans



Energy Efficiency Graph

