

# COSTON WALK, BROCKLEY, SE4



## Three Bed Modern Townhouse

- ◆ Three Bedrooms
- ◆ Big Lounge
- ◆ Separate Kitchen
- ◆ Long Lease
- ◆ Children's Playground
- ◆ Lovely Green Space
- ◆ Great For Transport
- ◆ Excellent School Options



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**£450,000**

**Leasehold**



Lying quietly just off St Norbert Rd, on Brockley's West side, is Coston Walk. Running South from Pincott Place, it's home to a car-free modern development with some very pleasant grounds and a fabulous kids play area at the Southern estuary. One of the things that attracted the present custodians of this three bedroom terraced townhouse was the masses of light that sweeps through the house. The East/West orientation floods the house with sunlight.

Enter through the front door into a hallway with a deep storage cupboard and handy cloakroom w.c. First up on the left is the kitchen. There's plenty of space for the essentials, and it flows perfectly into the lounge, so it's nice and social.

Back into the hallway and you are led down to another lounge entrance. It's a big, bold and bright space, with full height wall to wall picture windows and the flow from the kitchen continues onto the terrace, wonderful for al-fresco Summer dining and weekend barbies! There's a huge bike cupboard out here too.

Scout upstairs and you're into the master bedroom, a great double, and next door is bedroom three, an ideal nursery/study. Overlooking the green space is bedroom two, again a comfortable double with some built in storage, and next door is the modern, white bathroom with tons of natural light.

So there we are...1000 square feet of first time buyers heaven, all within easy reach of Brockley or Nunhead stations.

What's around? Brockley Rd has seen some serious investment of late, with the emergence of local faves such as The Orchard, Jam Circus and Brickfields, alongside established staples such as the Brockley Jack Theatre and, arguably, SE4's most famous landmark, the Rivoli Ballroom.

This side of the tracks has seen a couple of newbies opening, such as Noak and, well worth a stroll, is the Ivy House in Nunhead, London's first co-operatively owned pub and a great venue. For those with limited resources for babysitters, the fabulously monikered Water into Beer craft/eco beer shop is another local gem.

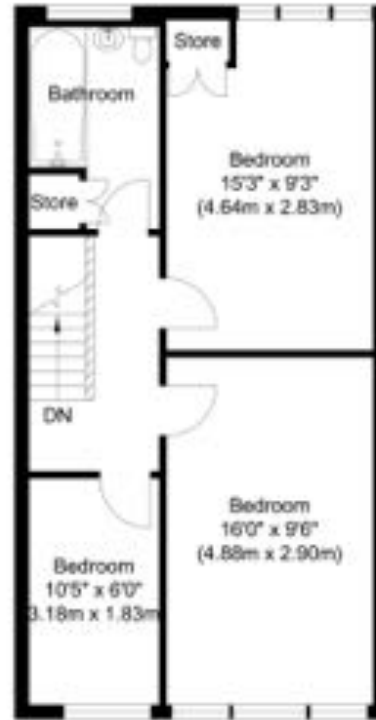
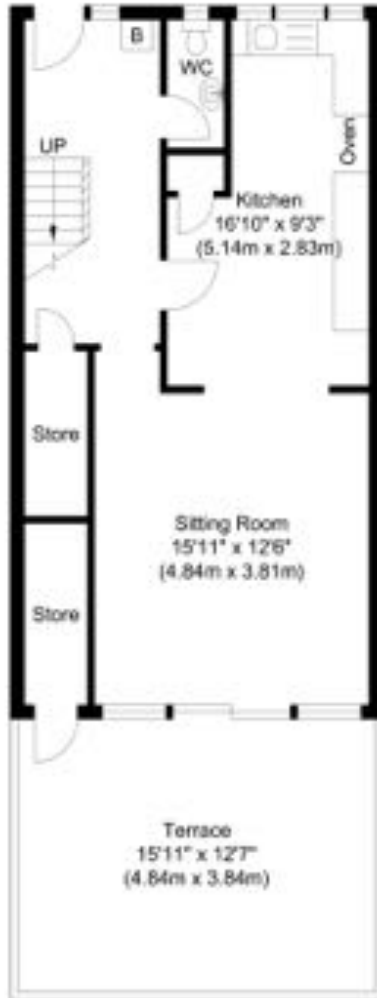
On the subject of small people, local Schools include John Stainer (Outstanding Ofsted), Turnham (Good Ofsted) and Ivydale (Good Ofsted) Primaries, with Haberdashers Askew's and Prendergast Girls covering the secondary options, both Outstanding rated.











Ground Floor  
 Approximate Floor Area  
 500.09 sq. ft.  
 (46.46 sq. m)

First Floor  
 Approximate Floor Area  
 500.09 sq. ft.  
 (46.46 sq. m)

Total Gross Internal Area  
 1000.18 sq. ft.  
 (92.92 sq. m)

**Coston Walk**

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



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