



## Bruford Court, London, SE8 3BP

A modern top floor two double bedroom apartment with private balcony moments from Cutty Sark / Greenwich stations as well as from iconic Deptford High Street and a plethora of local amenities.

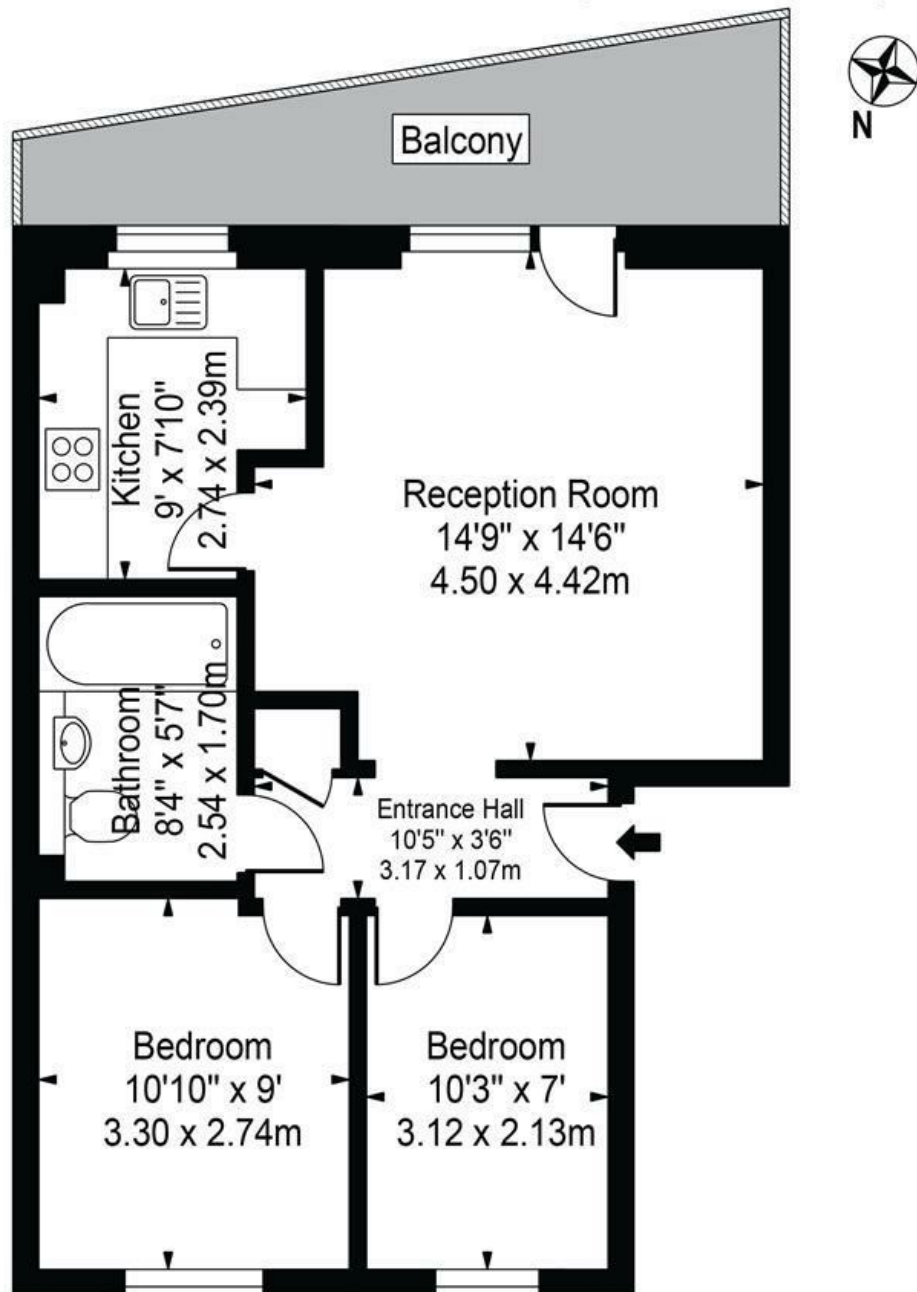
The property comprises a spacious and naturally bright living room leading into the private south facing balcony, a well kept separate kitchen, a stylish bathroom, and two double bedrooms. Off street residents parking is available onsite.

- Modern Two Bedroom Apartment
- Naturally Bright Living Room
- Moments from Greenwich / Cutty Sark Stations
- South Facing Private Balcony
- Off Street Parking
- Access to Loft Storage
- Close to iconic Deptford High Street and Greenwich Village

**Alex & Matteo**  
ESTATE AGENTS

**Offers in excess of £330,000**

Approx. Gross Internal Area 545 Sq Ft - 50.63 Sq M



### Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		