



homezone

**£630,000 Leasehold -
Share of Freehold**

2a Therapia Road

London, SE22 0SE

- SIMPLY STUNNING VICTORIAN GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- JUST UNDER 1000 SQUARE FEET
- BI-FOLDING DOORS TO GARDEN
- SPACIOUS PRIVATE GARDEN
- UNDER FLOOR CELLAR STORAGE
- 5 MINUTES WALK TO PECKHAM RYE PARK
- 13 MINUTES WALK TO HONOR OAK PARK RAILWAY STATION



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With a real "Wow" factor, and offering almost 1000 sq/ft of living space, we are delighted to offer for sale this stunning split level two double bedroom, two bathroom Victorian conversion ground floor apartment with spacious private garden accessed from the living area and master bedroom.

Internally, the property sets an impressive tone as you walk through the front door, with opening to the large kitchen/Diner with steps down to living room, and steps leading down to the master bedroom suite and family bathroom.

This really is the apartment for socialising! With a straight through view from kitchen to garden, there is a large kitchen/diner with solid wood flooring, solid wood kitchen suite and solid stone counter tops. At the end of the kitchen/diner are steps down to the stunning living room with a central sky-light and bi-folding doors that bring the garden into the apartment. A huge master bedroom suite with further French doors leading out to the large patio and garden and with a beautiful ensuite shower room, a large double second bedroom to the front and a beautiful family bathroom suite with Victorian roll-top bath and attractive brickwork style black and white wall tiles.

The property is tastefully decorated throughout with a real eye for design by the current owner. The private rear garden offers large decked patio and a green outlook with mature trees and shrubs flanking a central lawn, together with a shed.

Close to Dulwich centre and within easy reach of Honor Oak Park station, you also have the benefit of being close to the ever popular Peckham Rye Park with its huge expanse of open space.

This is a fantastic residence that really does have the wow factor! An early viewing is highly recommended.



Ground Floor

Approx. 89.9 sq. metres (967.1 sq. feet)



Total area: approx. 89.9 sq. metres (967.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility can be taken for an error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant.

Plan produced using PlanUp.

Entrance Hall

Multi-point lock front door, split level entrance hall with stairs leading down to lower level for master bedroom suite with ensuite and family bathroom, wood flooring, white emulsion painted walls, entry phone system.

Kitchen/Diner

15'1 x 12'6 max recesses (4.60m x 3.81m max recesses)

Solid wood flooring, neutral colour solid wood kitchen suite with wall and base cabinets, solid stone counter tops, space for cooking range into recess, stainless steel splash panels and stainless steel extractor unit, under counter mounted twin double stainless steel basin with modern mixer tap, built in dishwasher, space for oversized fridge/freezer, ceiling light fitting and wall lights, coving, steps down to:

Living Room

13'2 x 11'6 (4.01m x 3.51m)

Open plan to kitchen/diner and separate by steps, solid wood flooring, white emulsion painted walls, skylight, bi-folding doors leading out to private rear garden, three low level ceiling light fittings, two modern upright tall radiators.

Master Bedroom

24'8" max door recess x 10'9" max (7.52m max door recess x 3.30m max)

Wood flooring, white emulsion painted walls with one feature wall, two built in wardrobes with painted wood doors, double glazed French doors leading out to private rear garden, skylight to centre of ceiling, radiator, ceiling light fitting.

Ensuite Shower Room

Period floor tiles, wall mounted white wash basin, High level flush WC, large glass shower enclosure with wall integrated shower controls, chrome over head fixed shower head, wall jets, separate hand held shower hose with wall mounted height adjustable fixing, ceiling light fitting, white tiled walls with silver/mirrored mosaic design to shower walls, small chrome heated towel rail, extractor,

Family Bathroom

8'5 x 6'9 (2.57m x 2.06m)

Period style floor tiles, Victorian roll-top bath with chrome claw feet, large period style pedestal wash basin, high flush WC, two tone black and

white wall tiles in brickwork design, UPVC double glazed window, spot lights, combination gas boiler, built in full length wall mirror, radiator and combined towel rail.

Bedroom 2

16'4" max bay x 12'7" max recesses (4.98m max bay x 3.84m max recesses)

Wood floor, white emulsion walls with one feature wall painted red, tall white painted ornamental fire place surround with red tiled inserts and hearth, shelving to chimney breast recesses, UPVC double glazed sash bay windows, ceiling light fitting, radiator.

Outside

Large private rear garden comprising a large decked patio that stretches the width of the land, and a lawned area flanked by mature trees and shrubs. Whilst this flat and the decked area is shared freehold, the remainder of this garden is granted to this property by way of a long lease, for which an annual ground rent of £100 pa is payable.

Freeholders each contribute £200 per annum towards buildings insurance.

there are no regular service charge payments. The freeholders all contribute towards maintenance costs as and when required.

Lease / Service Charges

This property benefits from a share in the freehold. Length of lease 93 years.

Service charges/Maintenance arrangements - There are no regular services charges. The freeholders agree to contribute towards maintenance as and when required.

Buildings Insurance is currently £200 per annum for this flats contribution to the block policy.

This flat pays a ground rent of £100 per annum for the long lease section of rear garden.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.