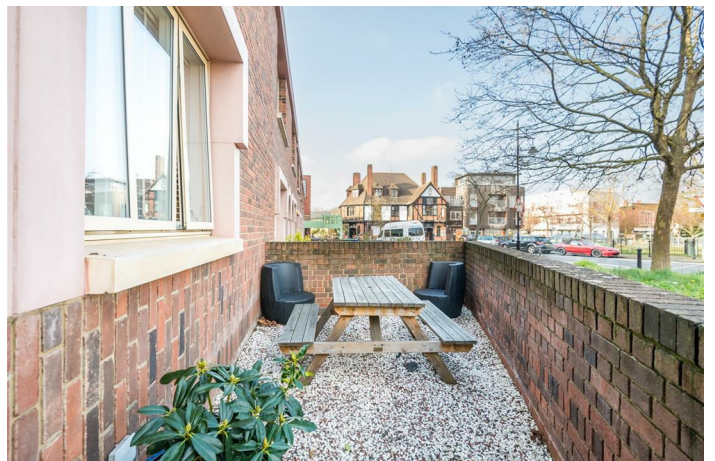


NUNHEAD LANE, NUNHEAD, SE15  
LEASEHOLD  
OFFERS IN EXCESS OF £600,000



## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 2

Lease Length: 119 years remaining  
Service Charge: £1112 per annum  
Ground Rent: £540 per annum

## FEATURES

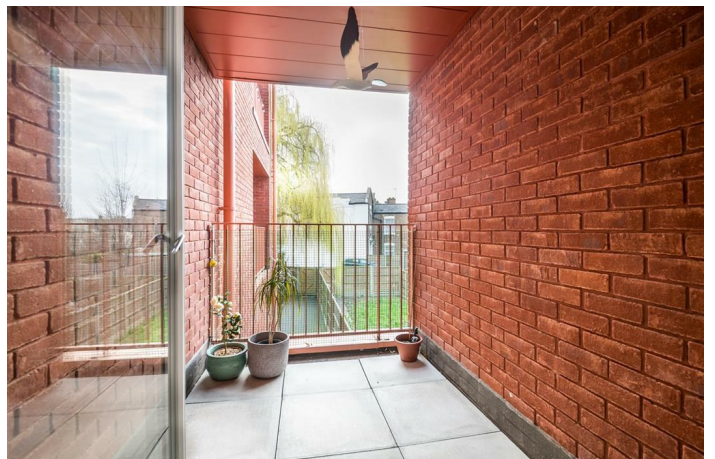
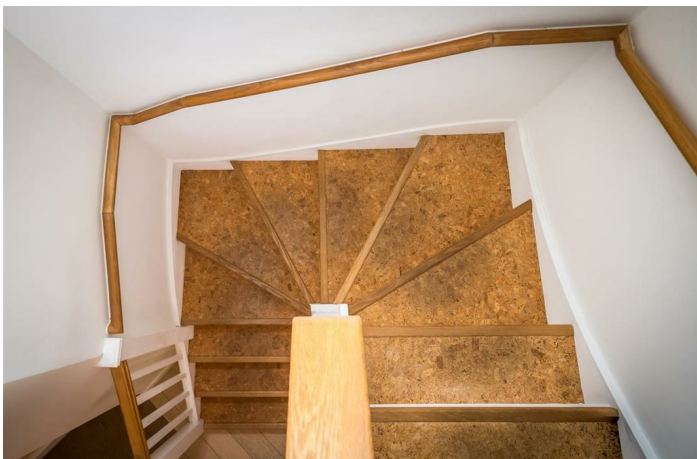
Private Entrance  
Private Balcony and Front Garden  
Split-Level  
Bright Pleasant Aspect  
Leasehold



NUNHEAD LANE SE15  
LEASEHOLD



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LEASEHOLD



NUNHEAD LANE SE15  
LEASEHOLD



Contemporary Split-Level Two Bedroom Flat With Garden & Balcony in Best Spot.

This modern and beautifully arranged two bedroom flat feels more like a house with its clever split-level arrangement. There's a bright kitchen/diner, two lovely double bedrooms, bathroom, shower room and a fantastic reception with access to a peaceful and private balcony. The décor is tasteful and contemporary and there's tonnes of storage throughout. The position of the property commands some lovely views over Nunhead Green and it leaves you within seconds of any number of highly considered amenities. A private entrance and private front garden adds to the charm. Location-wise, you are close to three stations: Nunhead offers regular services to Victoria and Blackfriars, Queens Road Peckham will get you into London Bridge in five minutes (and Victoria in slightly longer) while Peckham Rye serves all three London termini. The two latter stations each also enjoy the London Overground line. Nunhead Lane, at the southern end of the road past the green, is a good place for local grocery shopping - it has a wet fish shop, a proper bakery and a greengrocer.

A private front garden with space for dining and lovely views over Nunhead Green sets a fine first impression. A private door opens to your handsome entrance hall where such neutral décor is the order of the day. A notably well proportioned bathroom sits dead ahead. Mostly-tiled and with a wall-hung loo, wash hand basin and bath with drencher it also offers a super deep storage cupboard. The kitchen/diner sits gracefully to the right with a lovely bright vibe and Nunhead views. The dining table will sit under the triptych of large windows and the kitchen runs to the rear on three sides. Integrated appliances include an oven, integrated microwave, four ring Bosch induction hob, fridge/freezer, washing machine and dishwasher.

Heading upward from the hall you'll enjoy lovely cork treads with white risers and matching wooden handrail. The first floor landing is long and wide with two further storage points. Bedroom sits to the left and has two separate twin casement windows and an amazing level of sound insulation. It's a bright, pleasant room. The reception sits on on the far end of the hall with beautiful terracotta feature wall and splendid wall shelving. Access is also offered to a peaceful and private terrace with York stone paving and a leafy tranquil vibe. Bedroom sits opposite the reception with more fantastic views over wonderful Nunhead - another bright and airy room. Mirrored recessed wardrobes and plaster-pink walls finish it nicely. The family bathroom completes the tour honourably with bath, wall-hung loo, underfloor heating, heated towel rail and wash hand basin. There's yet more storage for lotions, potions and Mr Muscle.

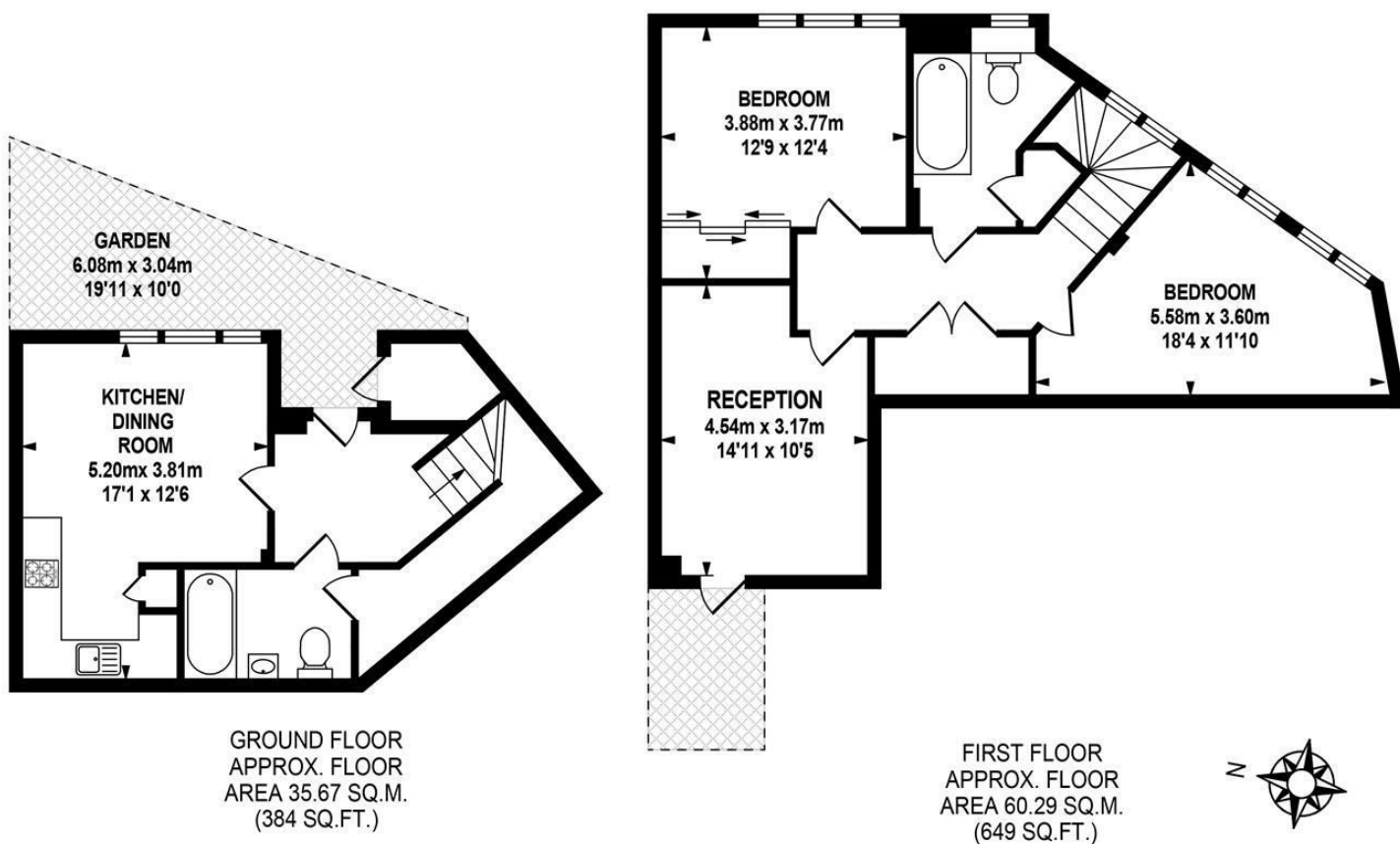
This property is situated right in the heart of the delightful Nunhead village, with coffee shop, bakery, butcher, fishmonger, green grocer and Co-op moments away. It's just 10 minutes walk from Nunhead Station and 15 minutes from Queens Road Peckham and Peckham Rye Stations. 'The Old Nun's Head' also sits overlooking the green - a popular 1930s watering hole originally built in the 17th century and rumoured to be the source of the area's name. Other options include Bar D4100 and El Vermut. Peckham, with its array of bars and restaurants - as well as gyms, yoga studios and supermarkets - is nearby. Levan's all day bar and dining space, Larry's and Frank's Café are great spots for a night out! Yummy restaurants include Banh Banh and The Begging Bowl. Our local favourite is Peckham Bazaar - those courgette fritters! Lordship Lane is only 15 minutes walk away, with its boutiques, bars and much celebrated Saturday market on Northcross Road. For green spaces, you have the beautiful, historic Nunhead Cemetery close by as well as the vast Peckham Rye Common and Park.

Tenure: Leasehold

Lease Length: 119 years remaining

Council Tax Band: C

Tanswell Court, 101 Nunhead Lane





TOTAL APPROX.FLOOR AREA 95.97 SQ.M. (1033 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
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NUNHEAD LANE SE15  
LEASEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	86	86
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

