

GORDON ROAD, NUNHEAD, SE15
LEASEHOLD
OFFERS IN EXCESS OF £550,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 135 years remaining

Service Charge : Between £1500-£2000 per annum

Ground Rent : £200 per annum

FEATURES

Seconds From Nunhead Green

Private Terrace

Close to all Amenities

Leasehold



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WOOSTER & STOCK

Parkside Two Bedder With Fab Private Terrace - CHAIN FREE

This fab two bedder sits on the first floor of a gently curved contemporary building overlooking the much-loved Nunhead Green. The accommodation comprises a lovely open plan living area with access to a private terrace - great for summer bbq's! In addition you enjoy two dishy bedrooms and a modern bathroom. The location is equally impressive! Here you are almost equidistant from three train stations: Nunhead offers regular services to Victoria and Blackfriars, Queens Road Peckham will get you into London Bridge in five minutes while Peckham Rye serves all three London termini.

A secure shared entrance leads upward via stairs to the flat's first floor door. Inside you meet a well proportioned hall with deep storage cupboard. To the left you meet the wide and inviting open plan living room which affords you comfortable lounging, dining and cooking space. A wide sliding glass door opens to the private terrace which supplies plenty of further seating opportunities. The two double bedrooms sit the far side of the hall with more tasteful neutral decor. Last but not least comes a modern tiled bathroom.

The flat is a seconds stroll to beautiful village-esque Nunhead where you'll find a wonderful fishmongers, delicious deli, gastro pub and bakery. From here you can benefit from the best of vibrant Peckham too. Beautiful, peaceful Nunhead Cemetery is close by for a Sunday stroll. You're also within a 10 minute stroll of the amenities and eateries of Queens Road. We love Kudu, Peckham Cellars, Mamma Dough, Pedler Good Fortune and the hugely popular Pan-Balkan Peckham Bazaar too. The Blackbird Bakery is great for a coffee before the commute!

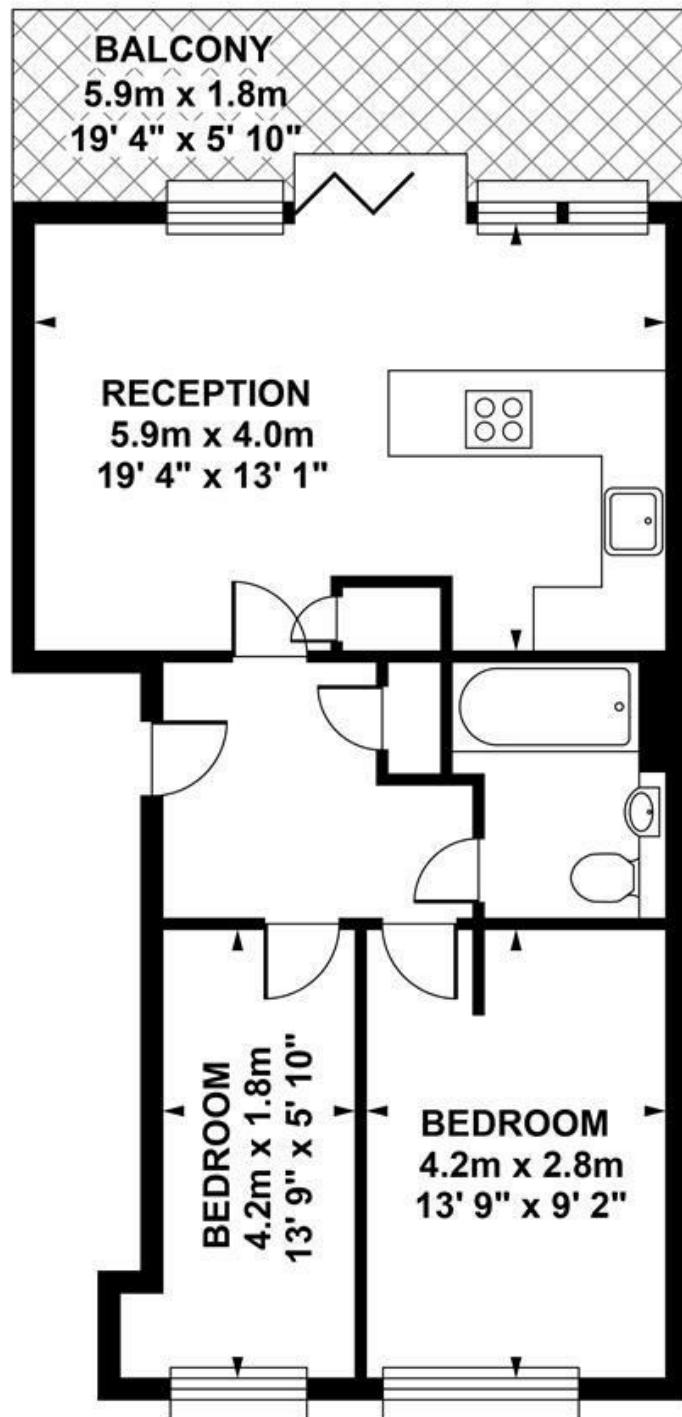
Tenure: Leasehold

Lease Length: 135 years

Council Tax Band: C

GORDON ROAD SE15

LEASEHOLD



FIRST FLOOR

Approximate. internal area :
55.88 sqm / 601 sq ft

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | 82 |
| (69-80) C | | |
| (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 | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | | |
| 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.

