

GORDON ROAD, NUNHEAD, SE15  
LEASEHOLD  
£475,000





## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 135 years remaining

Service Charge : £1589.64 per annum

Ground Rent : n/a

## FEATURES

Wonderful Private Terrace

Open Plan Living Area

Next to Nunhead Green

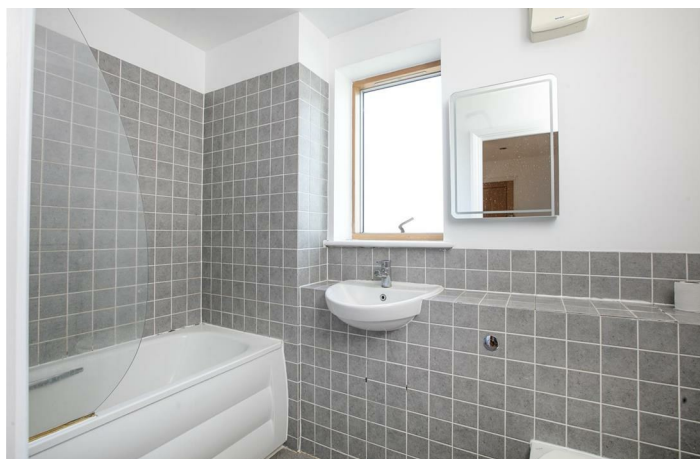
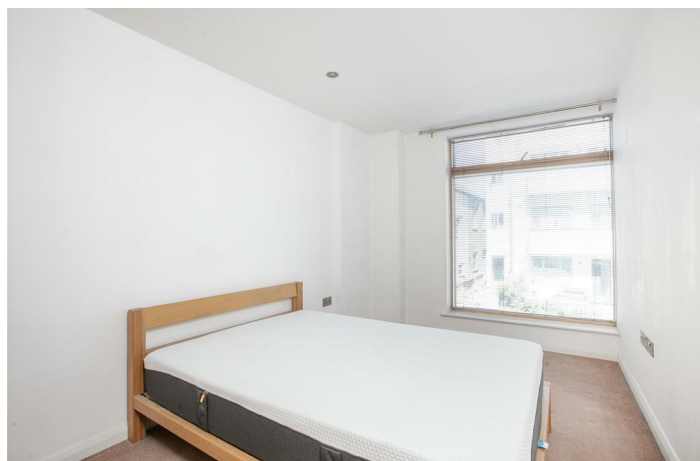
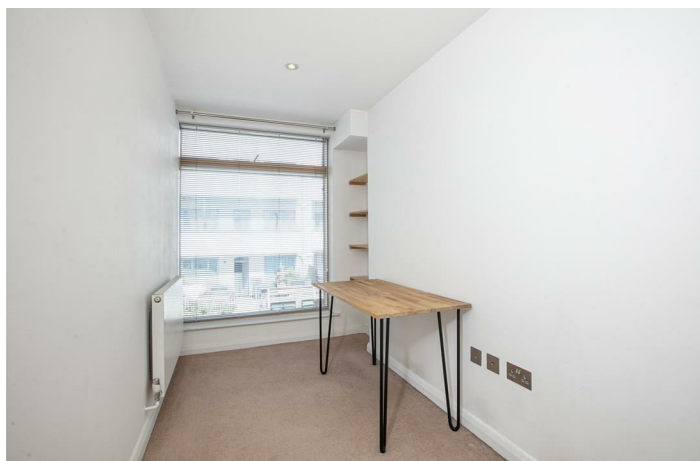
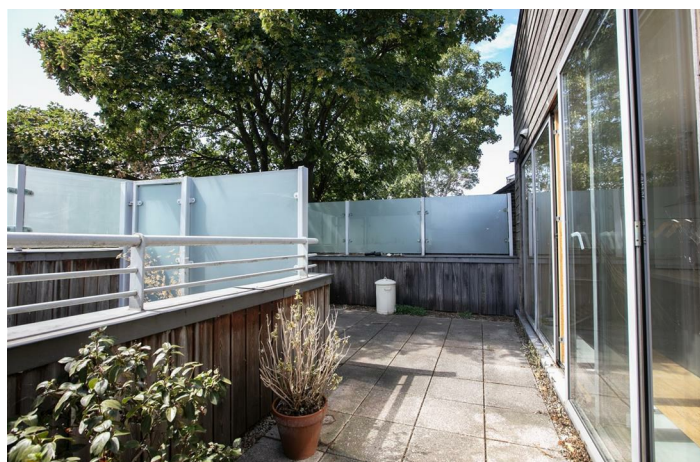
Leasehold





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Splendid Two Bedroom Parkside Pad With Lovely Private Terrace - CHAIN FREE.

This fantastic two bedder sits on the first floor of a well placed contemporary building next to the much-loved Nunhead Green. A generous terrace, accessible from the open-plan living area, supplies a private spot to enjoy al fresco dining. Accommodation further comprises two double bedrooms and modern bathroom. 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. The Windrush Line offers yet more fantastic connections.

A secure telephone entry system leads inward to a neutrally decorated communal hallways. Stairs lead upward to the flat's first floor door. Inside you meet a well appointed hallway with fitted storage. The living area sits to the left and enjoys ample lounging, dining and cooking space. Glass sliding doors open to your decidedly spacious private roof terrace which promises the perfect spot for the green-fingered amongst us. Both of your double bedrooms sit the far side of the hall and enjoy large windows and plenty of light. A neat, modern bathroom completes the tour.

Here you are almost equidistant from three mainline 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. Nunhead Lane is a good place for local grocery shopping - it has a wet fish shop, a proper bakery and a greengrocer. Or, for any amount of exotic produce, nip down to Peckham Rye which is even closer. Beautiful, peaceful Nunhead Cemetery is close by for a Sunday stroll. Even closer is the lovely Nunhead Green - just a few seconds away.

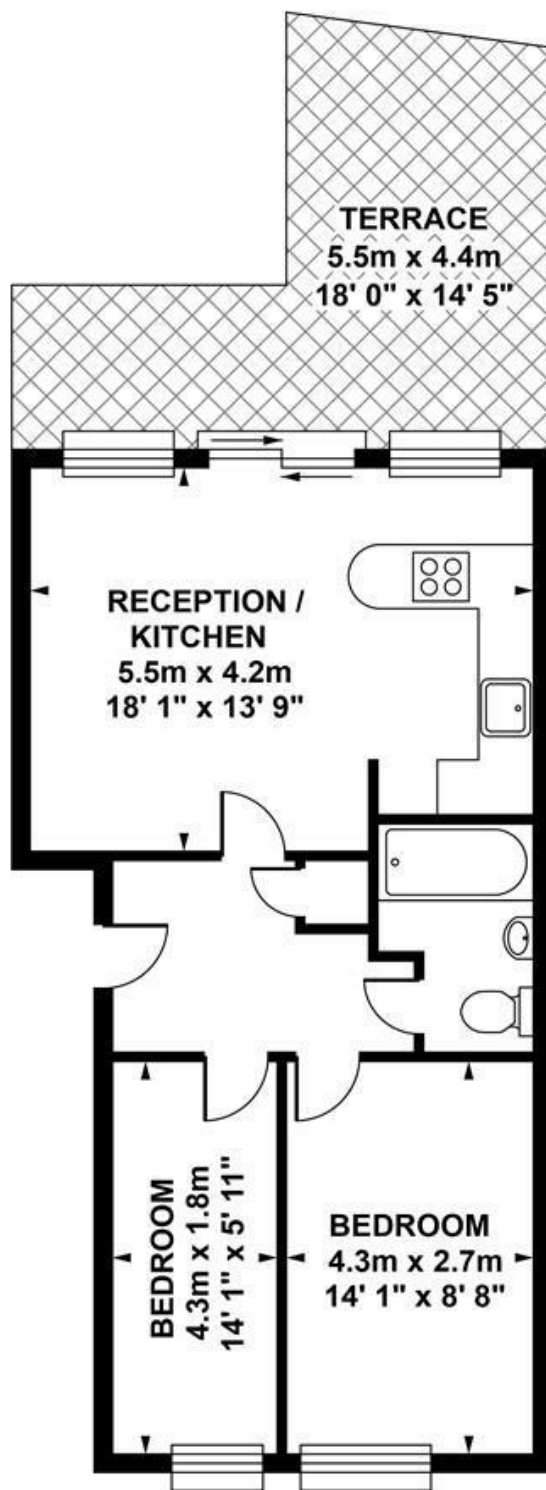
Tenure: Leasehold

Lease Length: 135 years

Council Tax Band: C

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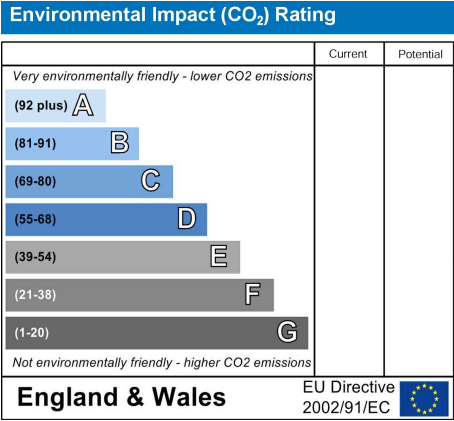
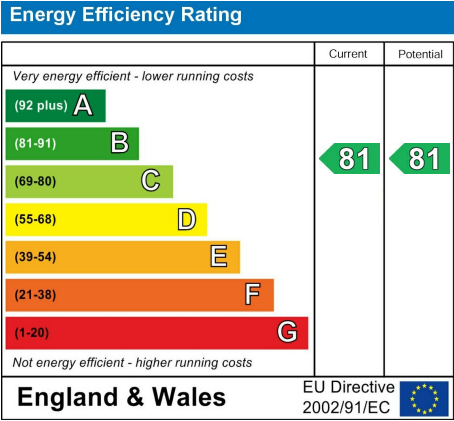
## FIRST FLOOR

Approximate. internal area :  
53.46 sqm / 575 sq ft

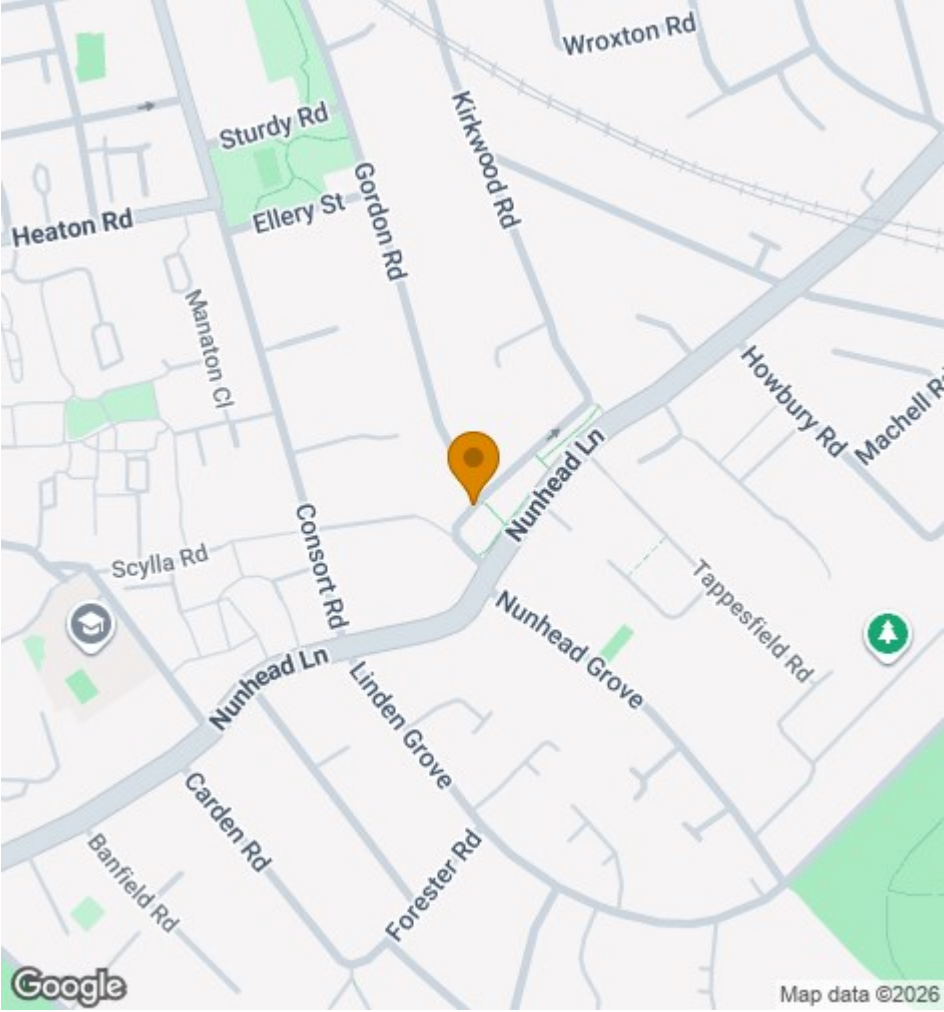


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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services,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



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