

GORDON ROAD, NUNHEAD, SE15
LEASEHOLD
OFFERS IN EXCESS OF £600,000



SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 2

Lease Length : 135 years remaining

Service Charge : £2000 per annum

Ground Rent : £200 per annum

FEATURES

Two Balconies

Open Plan Reception/Kitchen

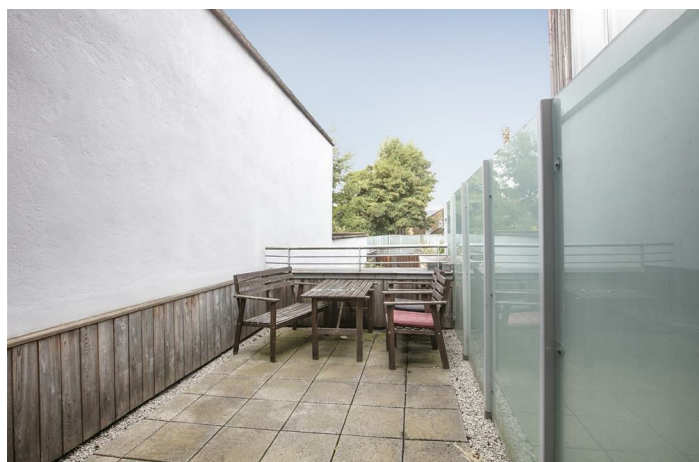
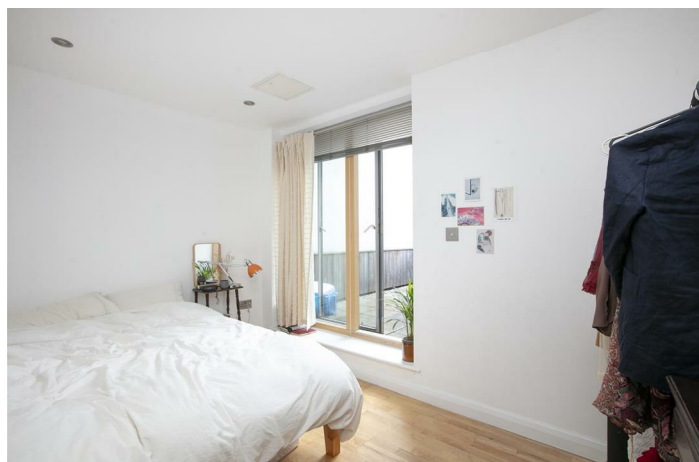
Super Location

Leasehold



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Contemporary Three Bedder With Two Balconies - CHAIN FREE.

This plush parkside three bedder has two separate terraces, an unbelievably generous living space and views over the much-loved Nunhead green - it's a winner on all counts. Sitting on the first floor of a gently curving contemporary building but seconds from the village vibes of Nunhead it sprawls confidently to comprise massive open plan kitchen/living area, bathroom, two lovely bright double bedrooms (one en-suite) and a neat single that could easily make a diner office or study. Transport into central London is quick and easy via nearby Nunhead and Peckham Rye stations.

A secure communal entrance with telephone entry system invites you in and up to the first floor. Your long inner hall leads first to a recessed storage space then left to that utterly cavernous living area. Access to the first balcony is opposite the kitchen which has a generous run of cabinets and counters. The dining and lounging area sits in the wonderful signature curved area which steals park views. The balcony also boasts this calming vista. Moving rear you meet the single bedroom or study - an airy affair with tonnes of light. The master room has an adjoining en suite shower room and the third slumber space enjoys access to a huge roof terrace ! A modern bathroom completes the tour nicely.

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' sits on the far side of 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 for Nunhead nightlife include the Beer Shop and El Vermut, and Peckham, with its array of bars and restaurants - as well as gyms, yoga studios and supermarkets - is nearby. 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.

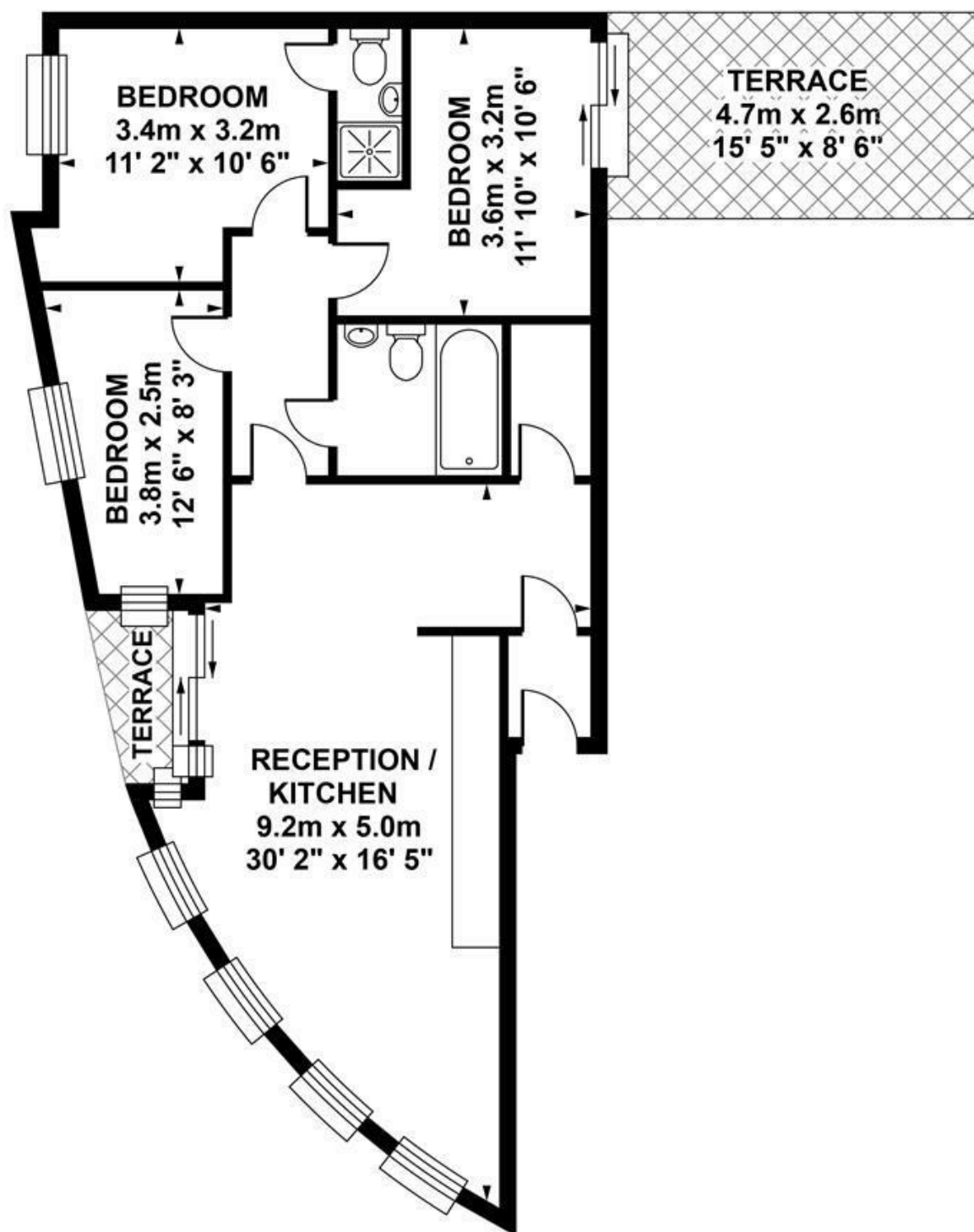
Tenure: Leasehold

Lease Length: 135 years

Council Tax Band: D

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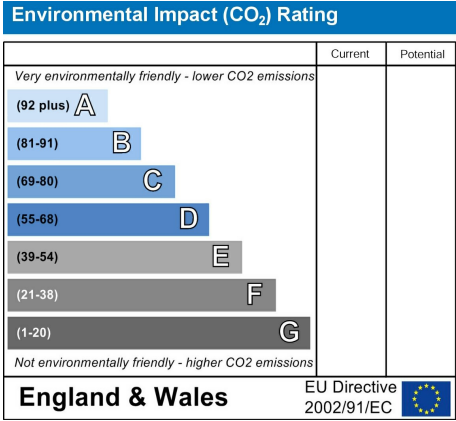
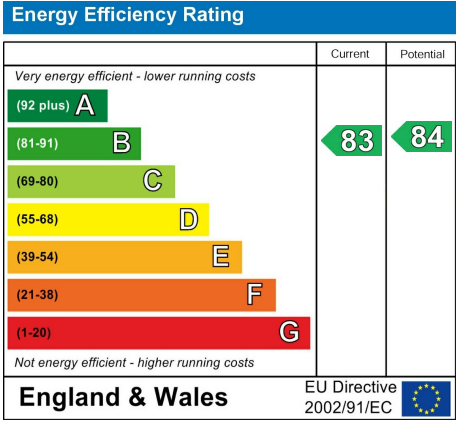


FIRST FLOOR

Approximate. internal area :
75.49 sqm / 813 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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