

GODMAN ROAD, PECKHAM, SE15
LEASEHOLD
OFFERS IN EXCESS OF £600,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 2

Lease Length: 110 years remaining

Service Charge: £1761 per annum

Ground Rent: £300 per annum

FEATURES

Warehouse Conversion

Factory Style Window

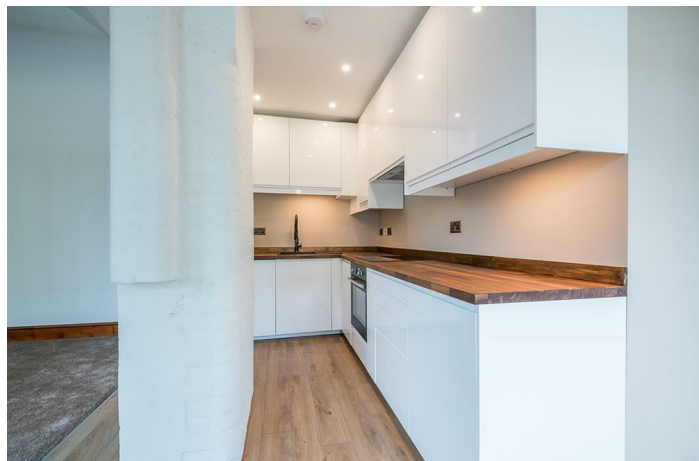
Contemporary Finish

Two Bathrooms

Study Space

Leasehold

Virtual Tour Available



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Well Proportioned Two Bed Two Bath Warehouse Conversion - CHAIN FREE.

A fantastic opportunity to acquire a Victorian warehouse conversion flat measuring an impressive 972sqft of well-presented living accommodation comprising; two large double bedrooms, study space, stylish three-piece bathroom, en-suite shower room, and expansive 23" x 17" kitchen/living/dining space with three large original windows which allows an abundance of natural light to fill the space. The area is much sought after - peaceful yet well connected. The eclectic social attractions of Peckham are just round the corner and Nunhead Lane is enjoying more and more eateries and pubs. Transport is a cinch with Peckham Rye (10 mins walk), Nunhead and Queen's Road Peckham all within a stroll - early viewing advised!

Enter through a neat, shared hallway and up the stairs to the flat's entrance. Sitting on the first floor this flat has a spacious living area with open plan kitchen housing smart white cabinets, wooden counters and integrated appliances including oven, dishwasher and fridge/freezer. This room has feature windows that allow lots of natural light, exposed beams, high ceilings and part wooden floors. There are two good sized double bedrooms, both rear facing with lovely large windows making these rooms very bright. Crisp white walls and lush carpet underfoot with the master having a practical en-suite shower room. There is the bonus of a separate study space which is perfect for all those working from home these days. This could always double up as a guest sleeping area. Last but not least is the family bathroom which is mostly tiled in rich grey shades and a sparkling white suite with shower attachment and heated towel rail.

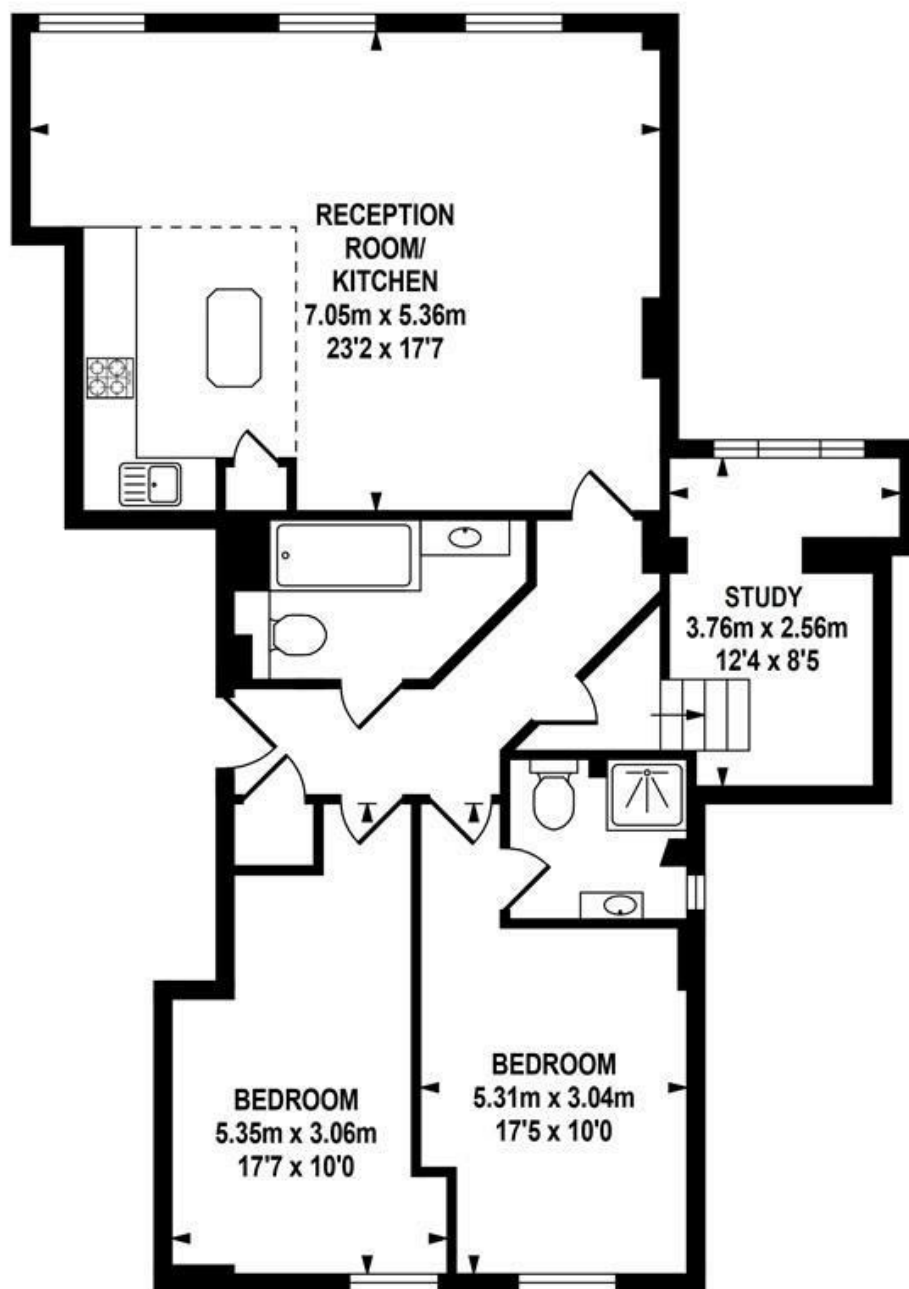
Here you are close to three stations: Peckham Rye (walkable in 10 minutes) serves all three London termini: London Bridge (10 mins), Victoria (15 mins) and Blackfriars (15 mins) as well as direct services to Farringdon (19 mins) and St Pancras (24 mins). Charing Cross can be reached easily with a quick change at London Bridge. The London Overground serves Clapham, Shoreditch and Canada Water for the Jubilee Line. Nunhead (walkable in 15 minutes) also offers regular services to Victoria and Blackfriars; Queens Road Peckham (walkable in 13 minutes) will get you into London Bridge in 8 minutes. For any amount of exotic produce, nip down to Rye Lane which is a seven minute walk. You're within an easy walk of the massively popular 'Frank's Cafe' - great for a summer pint and some fab city views. Peckham Levels, also just round the corner, offers a great mix of culture and social fun and the highly acclaimed restaurant Peckham Bazaar is at the end of your street. The fashionable Bellenden Road is a short walk away with one of London's best butchers and a wide range of artisan shops and cafes. Nunhead Lane is a good place for local grocery shopping - it has a wet fish shop, a great bakery, a greengrocer and the much loved Beer Shop - as well as some trendy clothes shops, eateries and cafes. The Old Nuns Head pub on the green is one of the friendliest in South London and holds regular comedy and musical events. Nearby Lordship Lane has just about everything to save you heading to town - boutiques, cafés, deli's, pubs and clubs - it's a real plus. Peckham Rye Common or beautiful, peaceful Nunhead Cemetery are close by for a Sunday stroll. It's a great place for families with an abundance of playgrounds (including one right on your doorstep) and activities for kids.

Tenure: Leasehold

Lease Length: 110 years

Council Tax Band: D

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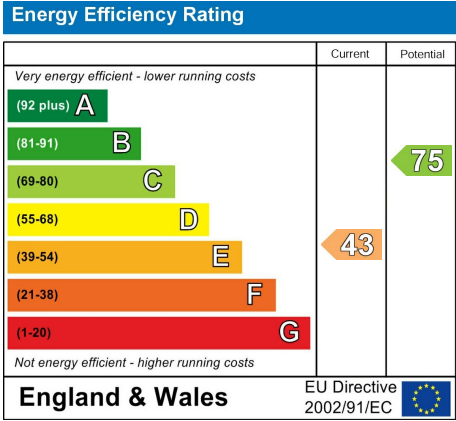
FIRST FLOOR
APPROX. FLOOR
AREA 90.31 SQ.M.
(972 SQ.FT.)



TOTAL APPROX.FLOOR AREA 90.31 SQ.M. (972 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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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.

