

GLENTON MEWS, NUNHEAD, SE15
FREEHOLD
OFFERS IN EXCESS OF £800,000



SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 2

FEATURES

Exclusive Development

Wonderful Roof Terrace

Balcony

Spread over Three Spacious Floors

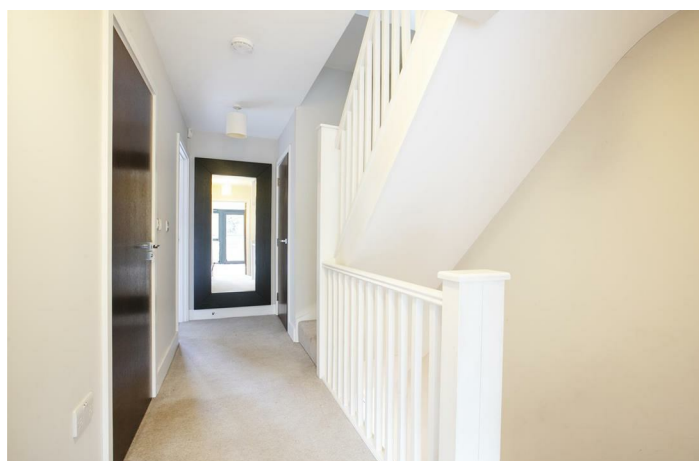
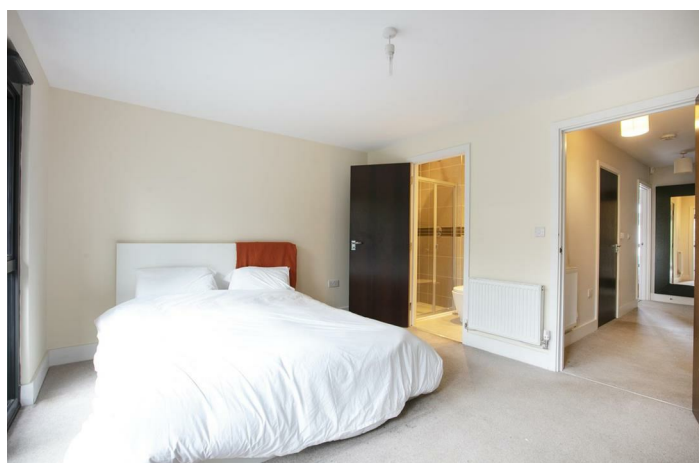
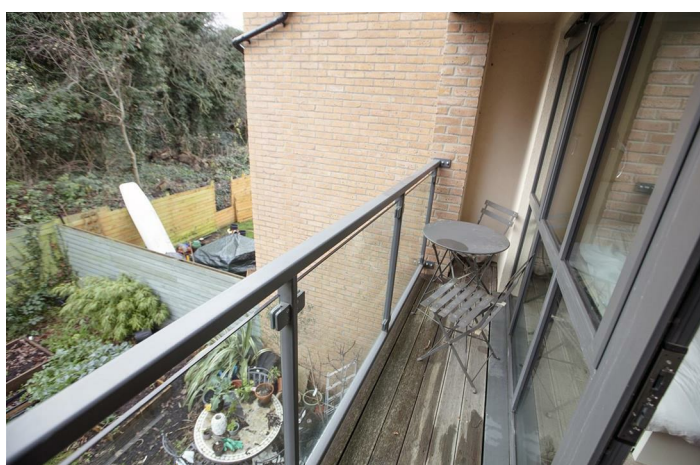
Allocated Parking

Freehold



GLENTON MEWS SE15

FREEHOLD



Large Three Bedroom Contemporary Home with Roof Terrace, Garden, Balcony and Allocated Parking.

Glenton Mews is a peaceful yet convenient collection of modern homes within five minutes's walk of Nunhead station. This three bedroom number, spread over three lovely floors, has well proportioned double bedrooms, two bathrooms, private garden, a fantastic roof terrace AND a balcony off of the master bedroom. All fixtures and fittings are contemporary there is an allocated parking space too. Nunhead has a fantastic collection of shops along Evelina Road (butchers, bakery, fishmonger to name a few) and the commute will be a breeze with trains running into London Bridge (2 stops).

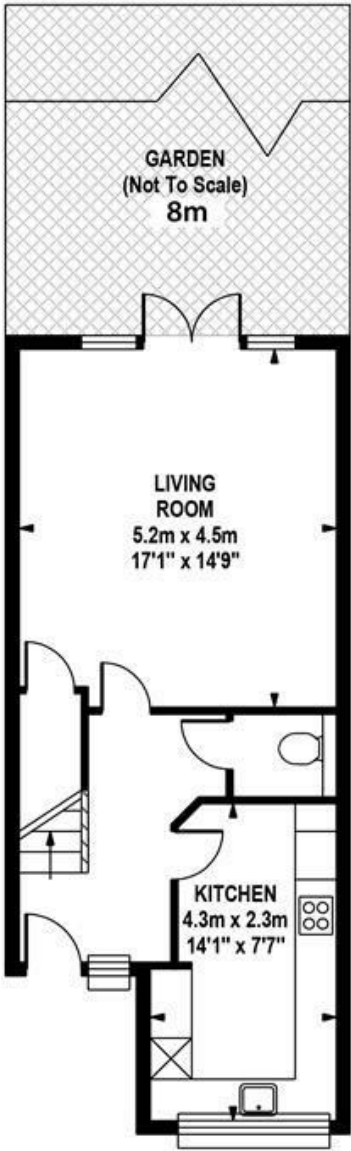
The communal shared green space is well maintained and you'll also note there is a bike shed and bin storage too. Enter the house via a glass pane front door to arrive in an entrance hall with porcelain floor tiles and neutral walls. The kitchen sits immediately on your right with contemporary, wide, high gloss units (with soft close doors/drawers). The appliances are by Smeg and include a five ring gas hob, double oven, integrated dishwasher and washing machine. A guest wc precedes a really well proportioned living space with stretches forth towards a wide wall of tri-fold glass doors. These open onto a paved patio, with following lawn and a lush, private aspect.

Back inside, up a wide staircase to the spacious landing where you'll find the master bedroom facing rear onto a fab balcony with more leafy views. An adjoining en suite shower room will impress no end. The main bathroom is next along the landing with a modern white suite, heated towel rail and shower over the tub. A second bedroom fronts the house. Heading upward to the second floor you meet a splendid roof terrace which has the best of the tree top views. The third bedroom has a dual aspect and storage cupboard.

This house is a short stroll from the beautiful village-esque Nunhead Green where you'll find a wonderful wet-fish shop, delicious deli, gastro pub and bakery. In the other direction is Nunhead Nature Reserve and cemetery, good for exercising the dog or just enjoying the greenery and stunning views of St Paul's. There are extremely good train links; you can choose from Nunhead or Queens Road stations (7 minutes to either one by foot). The journey to London Bridge from Queens Road Peckham station is just six minutes and it of course benefits from being on the 'Ginger Line' taking you to Shoreditch in 15 minutes via overground. Nunhead offers a fast train service to Victoria and Blackfriars.

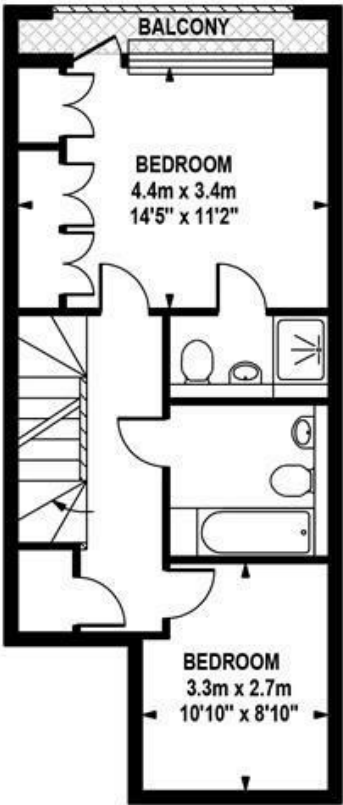
GLENTON MEWS SE15

FREEHOLD



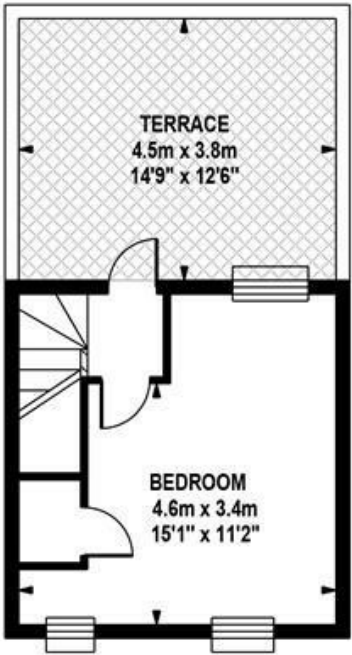
GROUND FLOOR

Approximate Internal Area :-
47.15 sq m / 508 sq ft



FIRST FLOOR

Approximate Internal Area :-
43.11 sq m / 464 sq ft



SECOND FLOOR


Approximate Internal Area :-
22.08 sq m / 38 sq ft


TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 112.34 sq m / 1010 sq ft
Measurements for guidance only / not to scale

GLENTON MEWS SE15

FREEHOLD

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		
	80	81
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.



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