

**GORDON ROAD, PECKHAM, SE15**  
**LEASEHOLD - SHARE OF FREEHOLD**  
**£350,000**



## SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length : 89 years on the underlying lease

Service Charge :

Ground Rent : n/a

## FEATURES

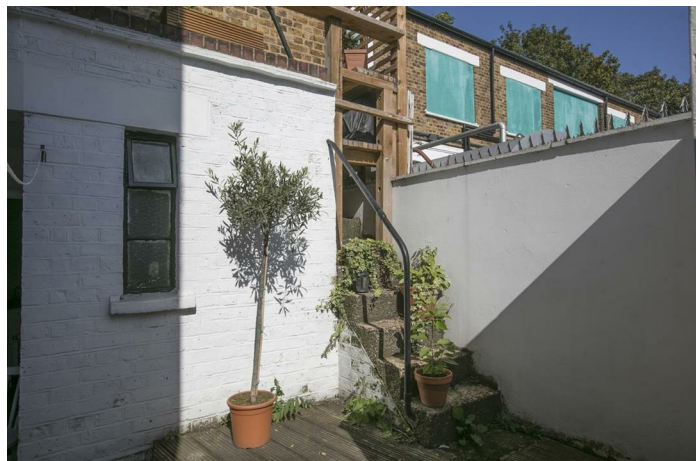
Private Patio Garden

Private Entrance

Plenty of Storage

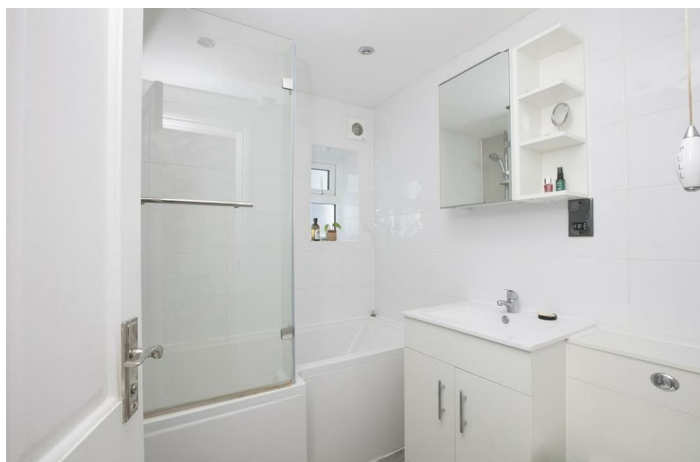
Modern Decor

Share of Freehold



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Spacious One Bedder With Private Patio Garden - CHAIN FREE

This well placed one bedder promises a spacious living environment, plenty of storage and a neat patio garden. The accommodation sits on the ground floor of a period building within an easy stroll of Nunhead Green and the ever burgeoning list of culinary attractions. The decor is modern and stylish. Transport from here is easy with Queen's Road Peckham just a 6 minute stroll and just 12 minutes on foot to Peckham Rye.

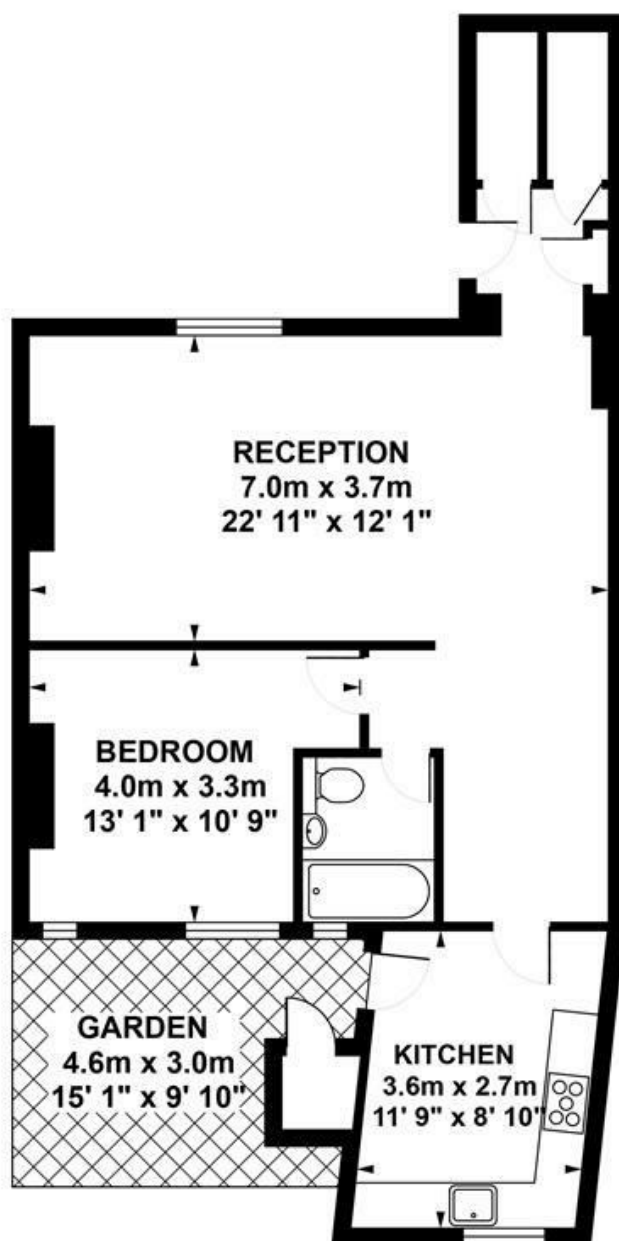
A shared front garden leads to your private entrance. The inner hall supplies two deep recessed storage cupboard - great for the Dyson and Vino. Your living area runs open plan with a decidedly generous proportion. You'll comfortably lounge, dine and entertain. There's a front aspect window, feature mantel and electric fire as well as abundant shelving for books and the like. Next comes your rear facing bedroom which is carpeted and a good size. A modern bathroom precedes your kitchen which has a breakfast bar, gas hob, oven and washing machine. There is access to the split level decked patio garden from here.

Here you are close to three stations: Nunhead offers regular services to Victoria and Blackfriars, Queens Road Peckham will get you into London Bridge in five minutes (and Victoria in slightly longer) while Peckham Rye serves all three London termini. The two latter stations each also enjoy the London Overground line. Nunhead Lane, at the southern end of the road past the green, 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 Rye Lane which is equally close. You're within a 5-10 minute walk of the massively popular 'Frank's Cafe' - great for a summer pint and some fab city views. The Bussey Building offers a great mix of culture and social fun. 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 Park or beautiful, peaceful Nunhead Cemetery are close by for a Sunday stroll.



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### GROUND FLOOR

Approximate. internal area :  
66.54 sqm / 716 sq ft

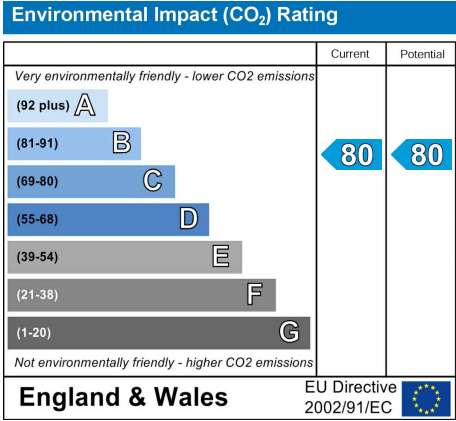
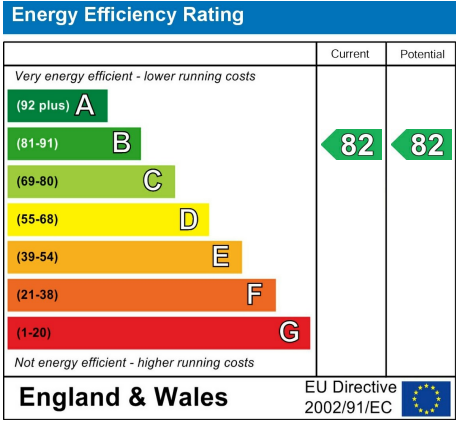
## TOTAL APPROX FLOOR AREA

Approximate. internal area : 66.54 sqm / 716 sq ft

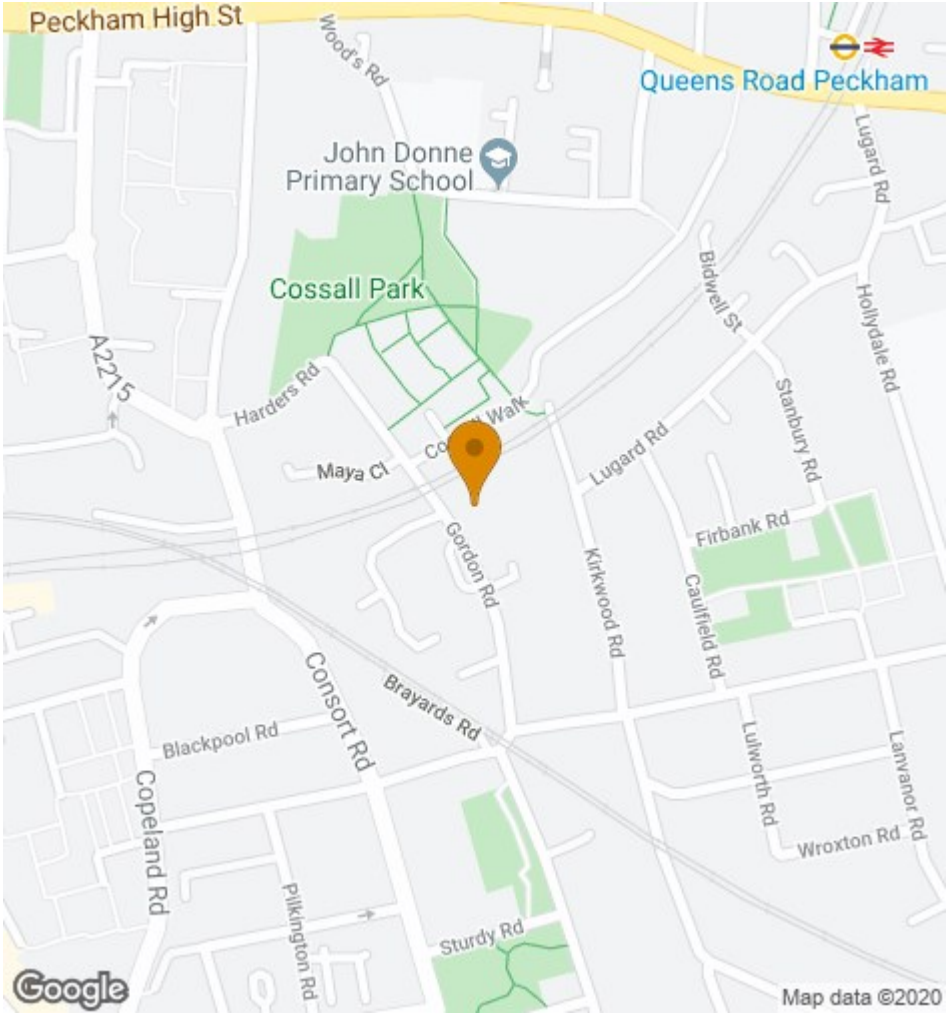
Measurements for guidance only / Not to scale

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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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