Wooster & Stock

TRAFALGAR AVENUE, PECKHAM, SE15

LEASEHOLD

GUIDE PRICE £500,000 - £550,000

SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 1

Lease Length : 178 years remaining
Service Charge : £929.93 per annum
Ground Rent : n/a

FEATURES

Split-Level
Top Two Floors
Three Double Bedrooms
Convenient Location
Leasehold

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Spacious Well-Placed Three Double-Bedroom Split-Level Period Conversion - CHAIN FREE.

Spread generously over the top two floors of a handsome and convenient period building, this super three bedder supplies a spacious and well arranged living environment. The accommodation comprises a huge, bright reception, kitchen/diner, three double bedrooms and modern bathroom. There's plenty of storage and scope to include another shower room, should one wish. This is a very central location which makes it really easy to travel anywhere in London. You're within easy reach of Camberwell. Old Kent Road, Bellenden Village and the bustling Borough Market. The much-loved Burgess Park is seconds away and benefits from wide open green spaces, tennis courts and even a BMX facility! You're also within easy reach of the city and Elephant & Castle and can even walk to central London in less than an hour! Just a little further up Trafalgar Avenue is the Community Glengall Wharf green space, which is both peaceful and very beautiful, offering a variety of activities or just a lovely place to sit and read.

Enter on the ground floor where a carpeted half-flight leads upward to the rear return. Here a bathroom with panelled bath, period-style suite and school house radiator enjoys a bright rear aspect. Next to this is a deep recessed storage cupboard that could easily make another shower room/wc. The first floor hosts a full-width reception with two huge casement windows supplying a leafy London period streetscape. Low level storage units sit next to a period feature fireplace and there are high ceilings and tonnes of space for chilling and entertaining. The kitchen completes this floor with plenty of dining, counter and cabinet space. There's a four ring gas hob, oven and large rear-facing casement window.

Upward again you meet a light and lovely landing kept airy by a tall rear facing casement window. There's another storage point with potential for a wc. This sits opposite the master double bedroom which faces rear with a peaceful aspect. A handy storage area with nifty wrap-around over-head shelving precedes bedrooms two and three. Both are comfortable doubles and enjoy more period vistas. Another huge benefit to the flat is a vast boarded loft - perfect for any amount of storage.

Location, location - so central that on a fine day it’s an easy walk to the Tate Modern, and the food havens of Bermondsey Street. The City is a 15 minute bus ride away on any number of buses whizzing here, there and everywhere. You can be at Elephant and Castle tube (Zone 1) in a matter of minutes for both the Northern and Bakerloo Lines plus the potential Bakerloo extension is planned just 3 mins away! There's plenty of residential parking to be had right outside the house if you're a motorist. Take an afternoon perambulate by the lake in Burgess Park and then tea in the café. You can even fish! At the heart of a locality dripping with historical significance including the infamous assignations between Lord Nelson (thus Trafalgar Avenue) and the profligate Lady Emma Hamilton allegedly took place just a few doors away. You're literally on the border of Bermondsey, Camberwell and Peckham (voted the coolest place to live in London) with easy access to the West End.

Tenure: Leasehold

Lease Length: 178 years remaining

Council Tax Band: C

TRAFALGAR AVENUE SE15

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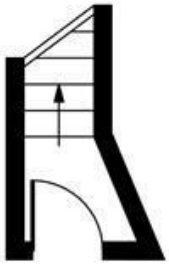
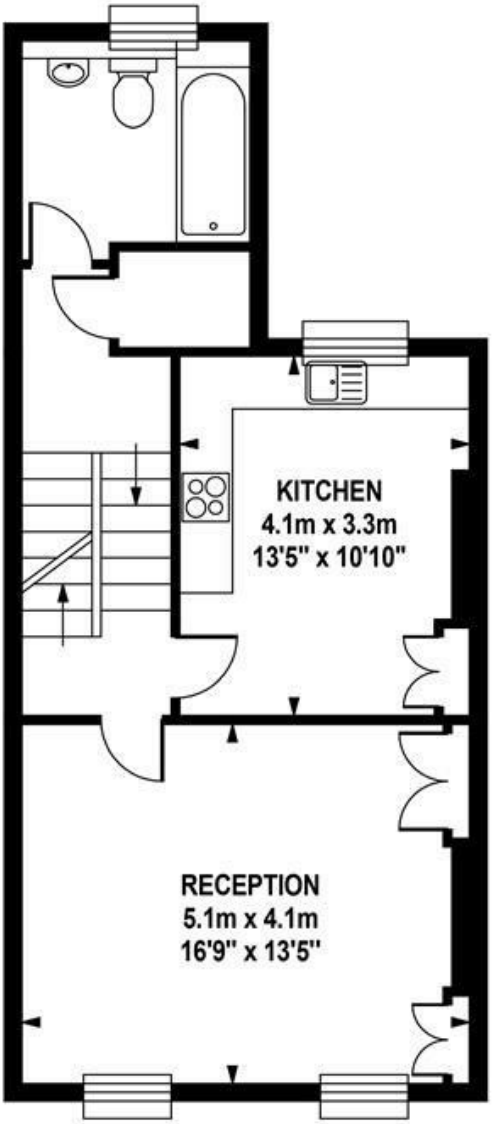


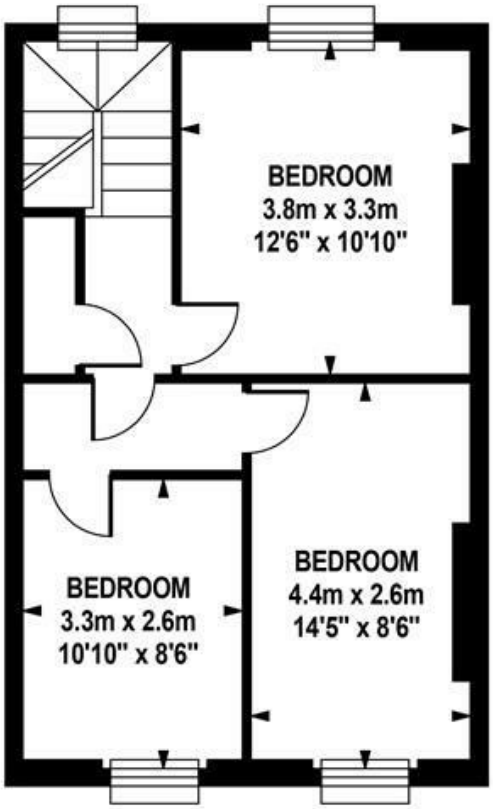
GROUND FLOOR

Approximate Internal Area :-
2.23 sq m / 24 sq ft



FIRST FLOOR

Approximate Internal Area :-
51.65 sq m / 556 sq ft



SECOND FLOOR

Approximate Internal Area :-
42.36 sq m / 456 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 96.24sq m / 1036 sq ft
Measurements for guidance only / not to scale

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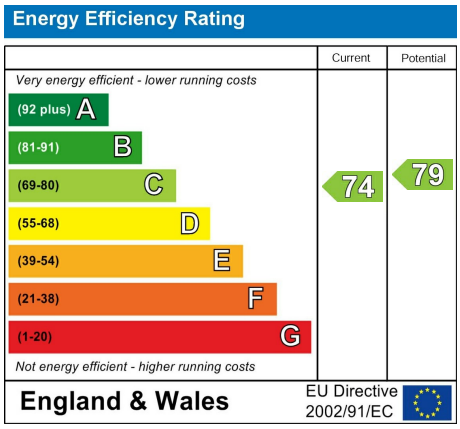
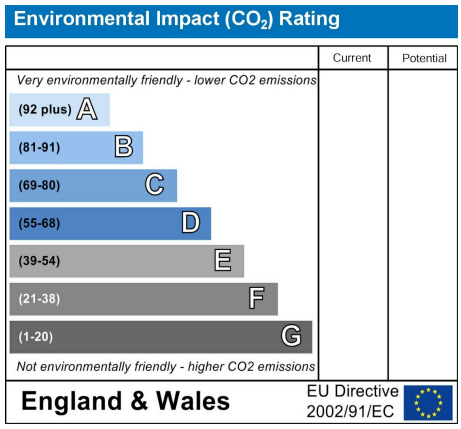
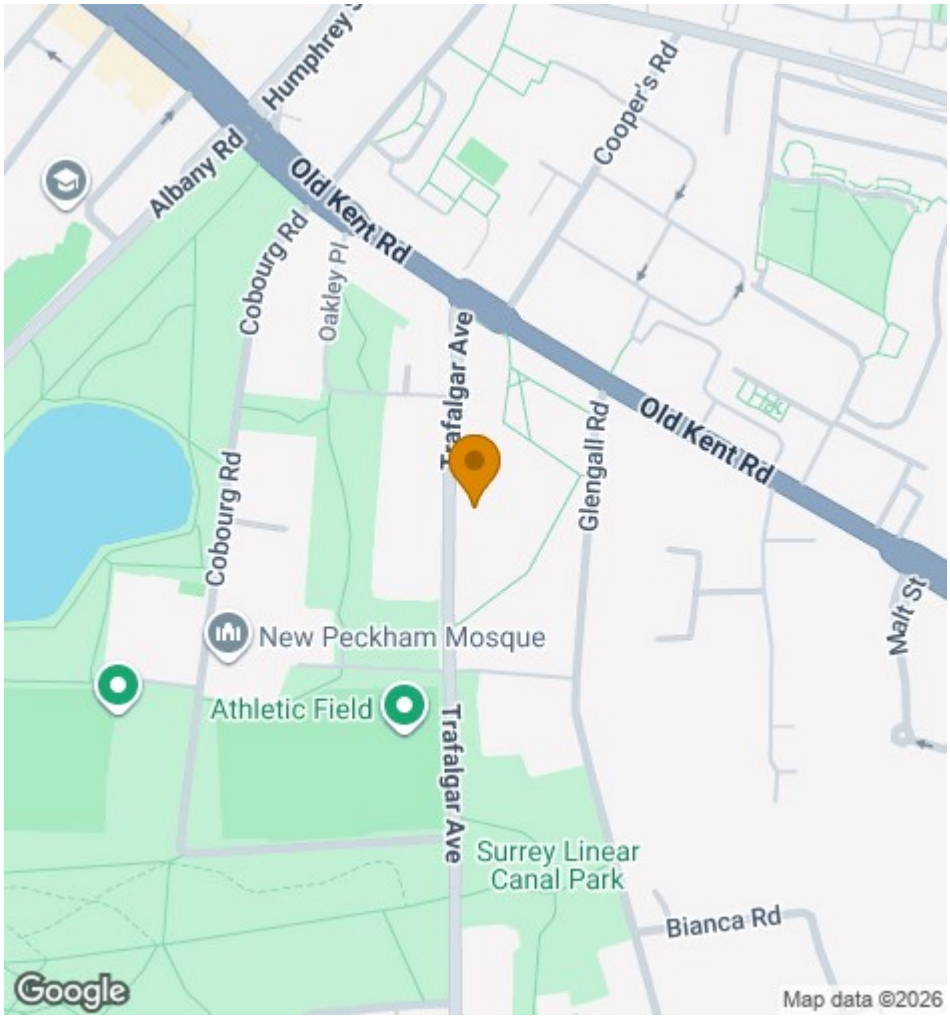




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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