

SUMNER ROAD, PECKHAM, SE15
LEASEHOLD
OFFERS IN THE REGION OF £775,000



SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 2

FEATURES

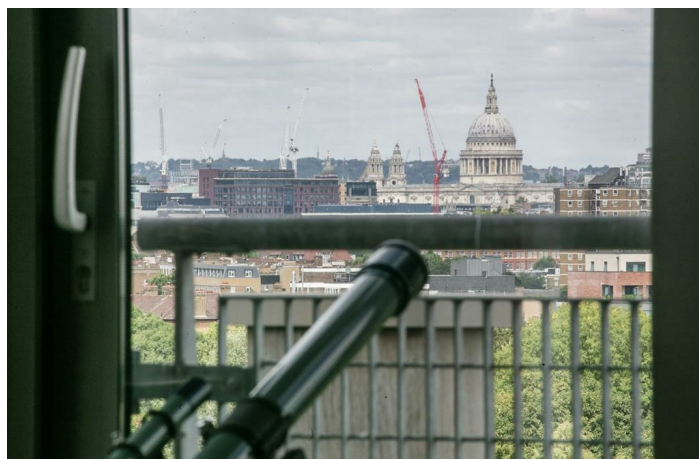
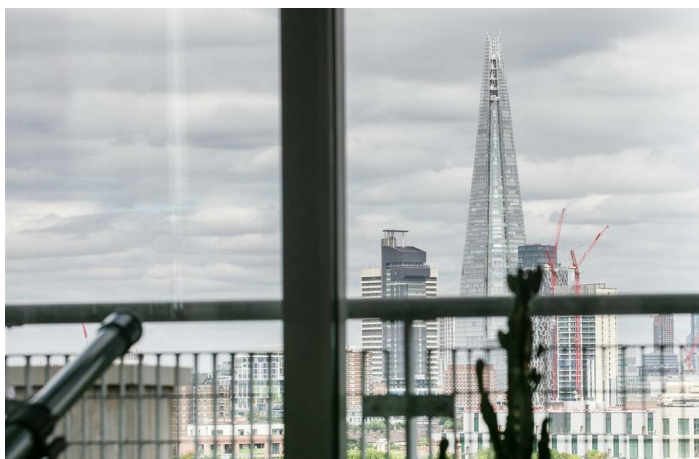
Split Level Penthouse
Huge Private Roof Terrace
Breathtaking City Scapes
Concierge
Underground Parking
Leasehold



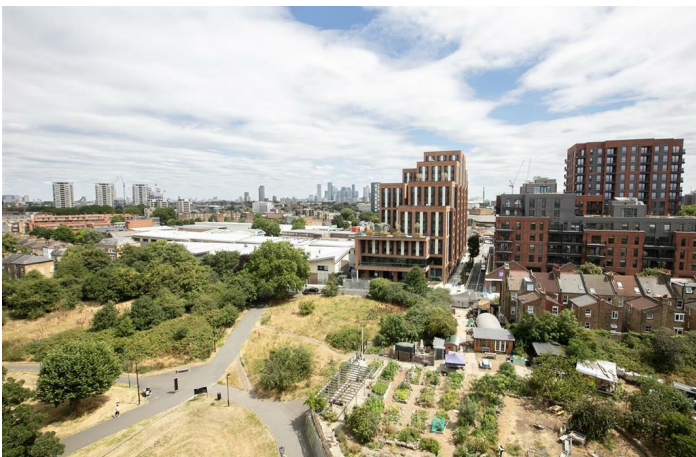
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Astounding Split-Level Two Bedroom 1100sqft Penthouse With Terrace, Balcony, Concierge, Underground Parking and City Views - CHAIN FREE.

If breath taking panoramic cityscapes are your thing - prepare to fall in love! Boasting a most impressive bird's eye view of our amazing city, this split level two bedroom contemporary penthouse spans the eight and ninth floor of a handsome, well placed modern building. From the huge top floor terrace you'll spy a clean sweep from Battersea Power Station all the way to Canary Wharf. The London Eye, Tower Bridge and St Paul's will wow your guests as will the dishy finish and generous bright accommodation. The flat comprises two double bedrooms, one with en suite and balcony, bathroom, and a jaw dropping top floor living area. Concierge and secure off street parking are the cherries on the cake. This is London living at its very best. Seconds away (and within your sweeping vista) is the much loved and constantly evolving Burgess Park. You're within easy reach of the endless social pursuits of Camberwell and Peckham.

The building stands just metres from Burgess Park. The exterior is well maintained and sits well in its surroundings. A telephone entry system leads through nicely presented grounds to the lobby where you meet your friendly and helpful concierge. A lift whisks you upward to the flat's eight floor entrance. Your inner hall has two separate storage spaces for the Dyson, dusters and ironing board. The master bedroom enjoys an ensuite and dual aspect sliding glass doors which offer the first of those pucker city views. A neat balcony adjoins - great for morning coffee. Your second bedroom, with neutral decor and carpeting, sits next door and there's a main bathroom to complete this level. Upward to the ninth floor you meet with that splendid living space which is bathed in natural light and supplies yet more views - St Paul's, The Shard, Canary Wharf and the wonderful local leafiness will wow and soothe you in equal measure. The well stocked kitchen runs in the far corner with modern cabinets, counters and appliances. The terrace entices you outward to catch the best of the panorama. We literally can't think of a better spot for bonfire night, New Year's or a fine London summer day.

Location, location - so central that on a fine day you could walk to Butlers Wharf and the Tate Modern! The City is a 10 minute bus ride away. When the working week is over you can relax in Burgess Park a few minutes' walk away. Take an afternoon perambulate by the lake and then tea in the café. You can even fish! Old Kent Road offers a multitude of amenities and you're not far from pucker Peckham for more retail/social therapy.

Tenure: Leasehold

Lease Length: 100 years

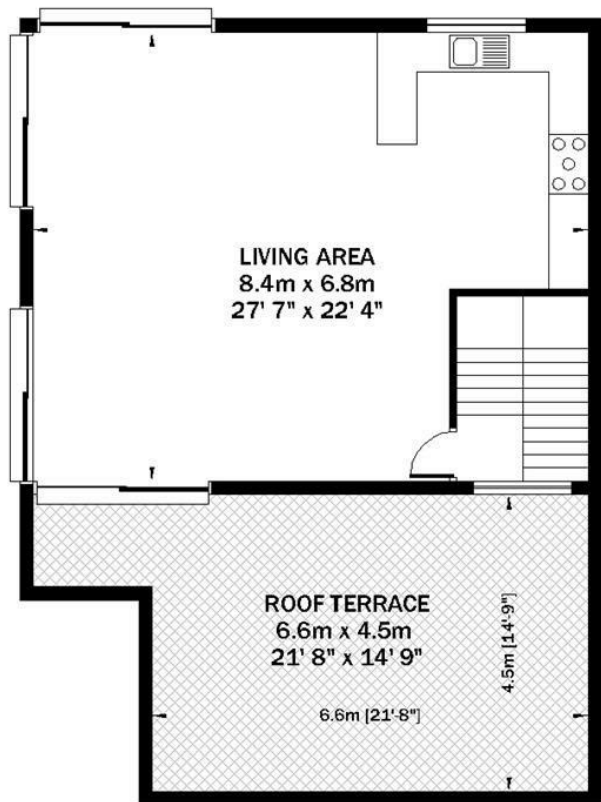
Service Charge: £4000 per annum

Ground Rent: £629 per annum

Council Tax Band: E



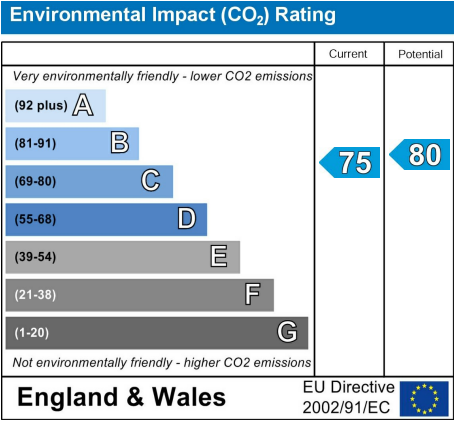
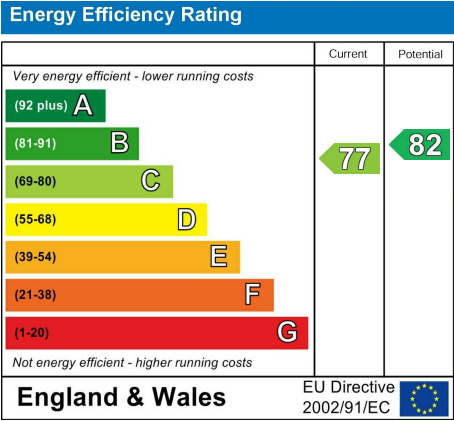
EIGHTH FLOOR
Approximate internal area :
48.65 sq m / 523.66 sq ft



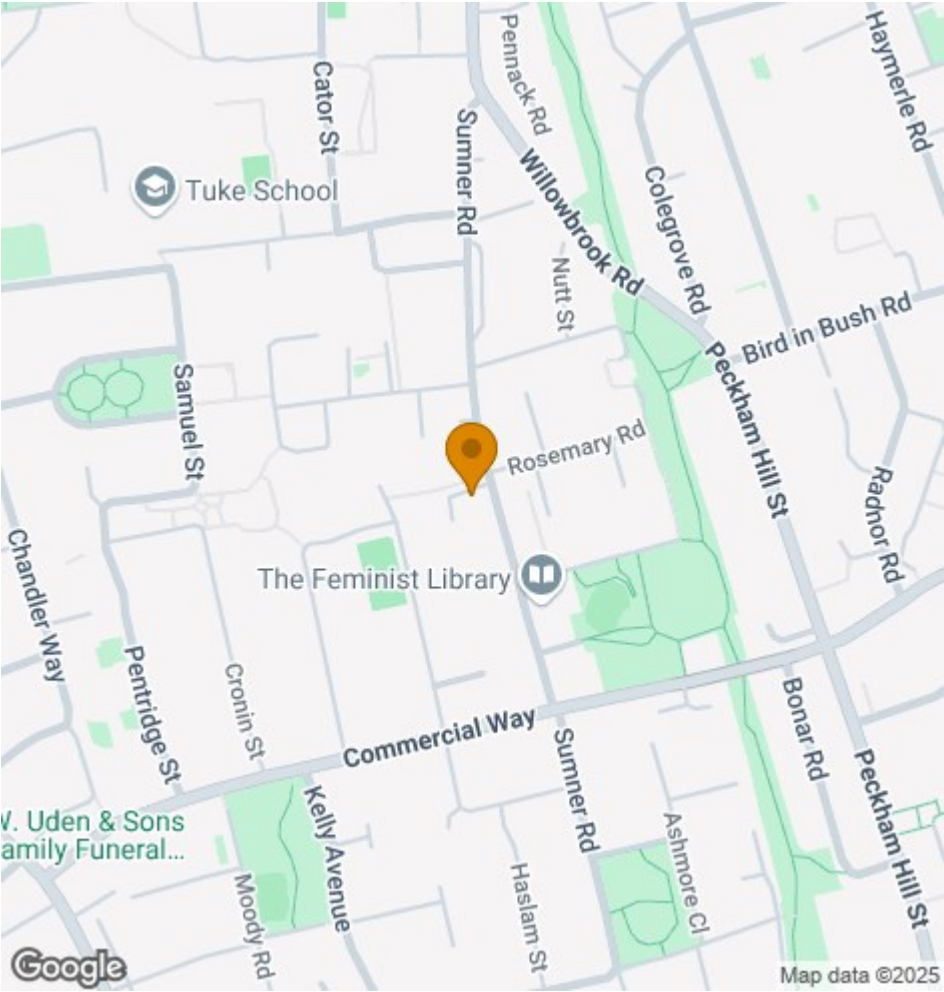
NINTH FLOOR
Approximate internal area :
56.70 sq m / 610.31 sq ft

TOTAL APPROX FLOOR AREA
Approximate internal area : 105.35sq m / 1133.97 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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