

ST. MARYS ROAD, NUNHEAD, SE15  
LEASEHOLD - SHARE OF FREEHOLD  
£580,000



## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

Lease Length: 993 years remaining  
Service Charge: none  
Ground Rent: none

## FEATURES

Amazing Mature Private Garden  
Bright East/West Aspect  
Mandarin Stone Tiling  
Modern Tasteful Kitchen and Bathroom  
Private Entrance  
Share of Freehold



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Terrific Two Bedroom Period Flat with Gorgeous Leafy Private Garden.

Enjoying a wonderful East/West aspect, tasteful modern bathroom and kitchen and a lovingly perfected private rear garden, this fantastic two bedder ticks all the boxes. The property enjoys a notably leafy setting with lush greenery through every window! Accommodation comprises a large reception, contemporary kitchen (with yummy Mandarin Stone tiling) two bedrooms and a slick modern bathroom. Both the kitchen and bathroom have been renovated within the last 5 years and the flat gets abundant lights throughout the day. A private entrance completes the charm offensive! You're within a five minute stroll of the amenities and eateries of Queens Road. We love Kudu grill, Peckham Cellars, Mamma Dough and the hugely popular Pan-Balkan Peckham Bazaar too. The Blackbird Bakery is great for a coffee before the commute! The flat is also a short stroll from the beautiful village-esque Nunhead Green where you'll find a wonderful wet-fish shop, delicious deli, Spanish wine bar, gastro pub and bakery. From here you can benefit from the best of vibrant Peckham too. Transport is so convenient with Queens Road just a five minute stroll for regular swift services to London Bridge taking only six minutes! You can be strolling along the Thames door to door in less than 15 minutes. Nunhead Station is just a five minute walk for further swift services to central London and beyond.

The exterior sits handsomely surrounded by similarly attractive period properties. A private entrance to the side of the property leads inward to your inner hall which has rustic wooden flooring and neutral décor. The reception is ahead and to the right and boasts two lovely big sash windows which peer over some well manicured greenery - indeed that calming botanical bounty continues throughout. The living space enjoys tonnes of lounging and dining space as well as integrated shelving. The master bedroom sits next to this with Farrow and Ball's 'Calke Green' on the walls. The first vista of your private rear garden is framed through another large sash window. It's a peaceful spacious room with more wooden flooring.

Next to this comes your L-shaped kitchen with contemporary cabinetry and counters, four ring induction hob, Mandarin Stone tiling, oven and space for a breakfast bar or small dining table. The paved garden has been expertly augmented to include an array of raised planters well stocked with flora and shrubs that encourage year-round interest and provide a habitat for insects. Plants include bergenia, bay, rose honeysuckle, ferns and amelanchier trees. One can sit back and enjoy the birdsong - so hard to believe you're this central with so much peace! Bedroom two is a cute single room with yet more leafy panoramas. Opposite this and completing the tour is a nicely arranged modern bathroom with tasteful suite and Ca' Pietra tiles and underfloor heating.

You're within an easy 15 minute stroll of the countless attractions of Peckham. We love the mouth-watering Farmer's Market on Sunday mornings in Peckham's town square, and the award-winning library, multiplex cinema and Pulse Healthy Living Centre. In the other direction is Telegraph Hill Park with its own Farmers Market and stunning views over the City and Nunhead Nature Reserve and cemetery, good for exercising the dog or just enjoying the greenery and breath taking views of St Paul's. There are extremely good train links; you can choose from Nunhead or Queens Road stations (less than 10 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, Blackfriars and St Pancras International.

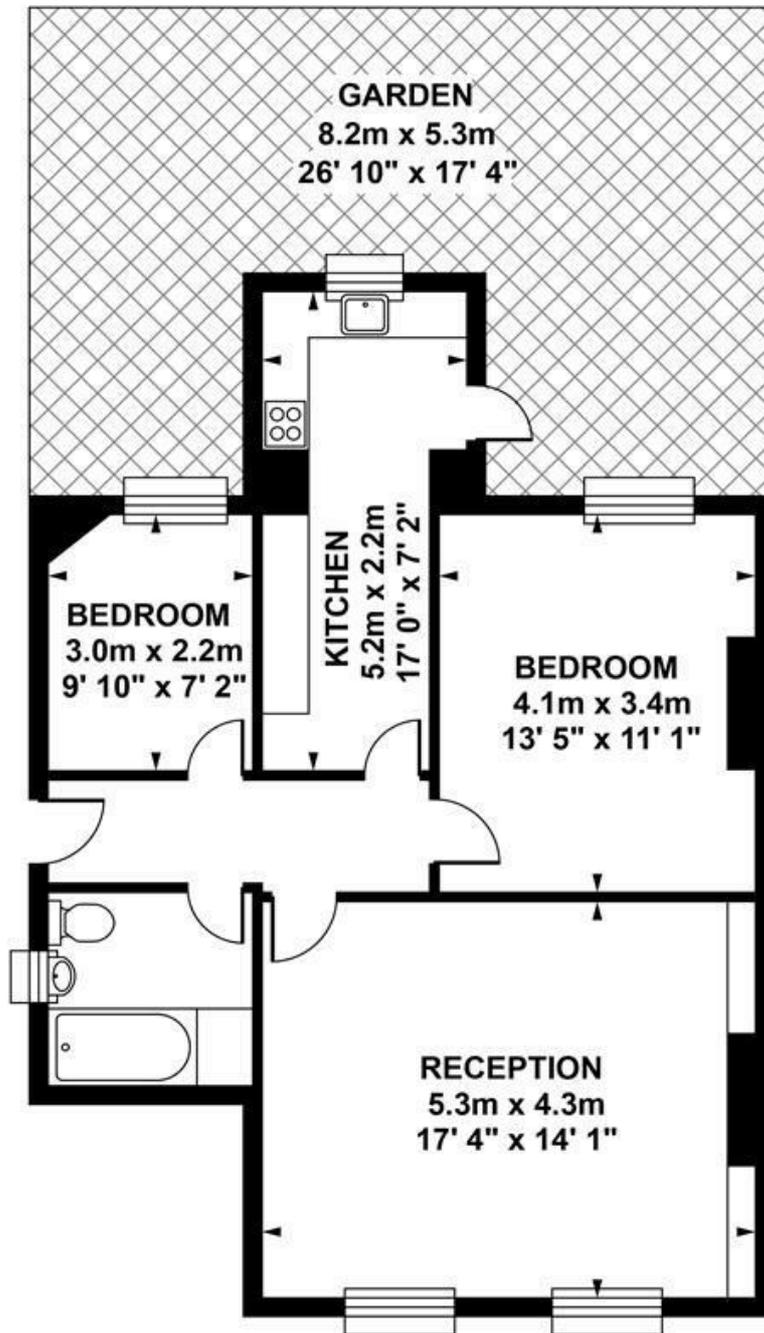
Please note: The property was previously affected by Japanese knotweed. Remedial treatment was carried out in 2017 with a 10-year insurance-backed guarantee. There has been no recurrence of knotweed growing thereafter. Additional work was completed in 2021 to enhance the original measures and extend the guarantee when the garden was paved. Relevant documentation is available on request.

Tenure: Share of Freehold

Lease Length: 993 years

Council Tax Band: C

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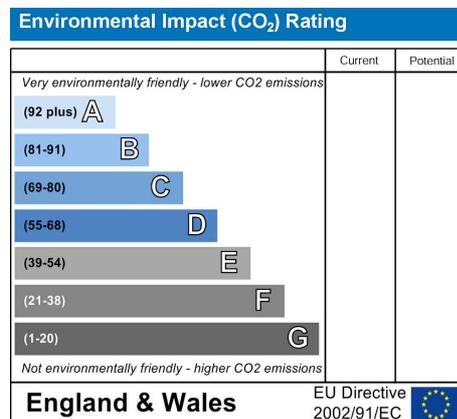
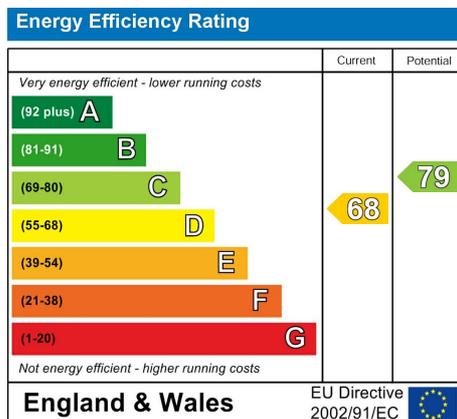


## GROUND FLOOR

Approximate. internal area :  
64.17 sqm / 691 sq ft



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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.

