LAUSANNE ROAD, SE15

LEASEHOLD - SHARE OF FREEHOLD

£415,000

SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

Lease Length : 985 years on the underlying lease
Service Charge : £1,600 per annum
Ground Rent : n/a

FEATURES

Generous Private Rear Garden
Bright and Airy Throughout
Eat-in Kitchen
Convenient Location
Share of Freehold

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Bright One Bedroom Period Conversion With Private 50ft SW-Facing Garden - CHAIN FREE.

Sitting on the upper ground floor of a well-placed period building, this one bedroom flat boasts a bright appointment. There's a lovely double bedroom with peaceful aspect over your fantastic private garden, with floor to ceiling windows. The kitchen has space for dining with steps down to your private garden.

The impressively proportioned reception faces front with tall French doors and windows that supply oodles of light. There is plenty of space for lounging and entertaining. The double bedroom comes further along the hall and has ample fitted storage and some lovely leafy views. The bathroom sits next door with a modern white suite, airing cupboard, wood panelled bath and wooden panelling to dado level. A rear aspect frosted casement lets steam out and fresh air in. Last but not least comes a pleasant kitchen with space for dining and access to the private garden. There is a new gas boiler and double-glazing throughout. Outside there's a lush, 50ft private space for sun-baking, barbequing and veg growing. In addition there is garden side access, storage for tools and an outdoor tap.

Location-wise, you're within a stone's throw of everything a Londoner might require. Transport is unbeatably convenient with Queens Road Peckham station just a six minute stroll for regular swift services to London Bridge taking only 8 minutes! You can be strolling along the Thames door to door in less than 20 minutes. In addition to London Bridge services, Queens Road Peckham benefits from the London Overground Line with services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. Nunhead Station is roughly the same distance for further services to London Bridge, Victoria, Blackfriars, Farringdon, Luton and beyond. New Cross Gate station is easily walkable and provides further transport links. This is a seriously well connected location.

As well as the train stations there are 11 excellent bus links. Peckham Rye and Telegraph Hill parks are both 15 minutes walk. Shopping and leisure couldn't be easier with Peckham high street close by. On your doorstep are the acclaimed Peckham Library and the Peckham Pulse Leisure Centre. The boho amenities of Bellenden Road with its cafés, bars and restaurants, bookshop and boutiques are easily reached. Even closer are the cafes and eateries of Queens Road. Check out Kudu, Mamma Dough and the fantastic Peckham Cellars. We love the Blackbird Bakery for a coffee before the commute. You're also within the catchment for the Astbury Road residents' association (ARARA). It's a lovely way to meet the neighbours. Nunhead has some fine boozers too - we love The Old Nun's Head and Skehans.

Tenure: Share of Freehold

Lease Length: 985 years

Council Tax Band: B

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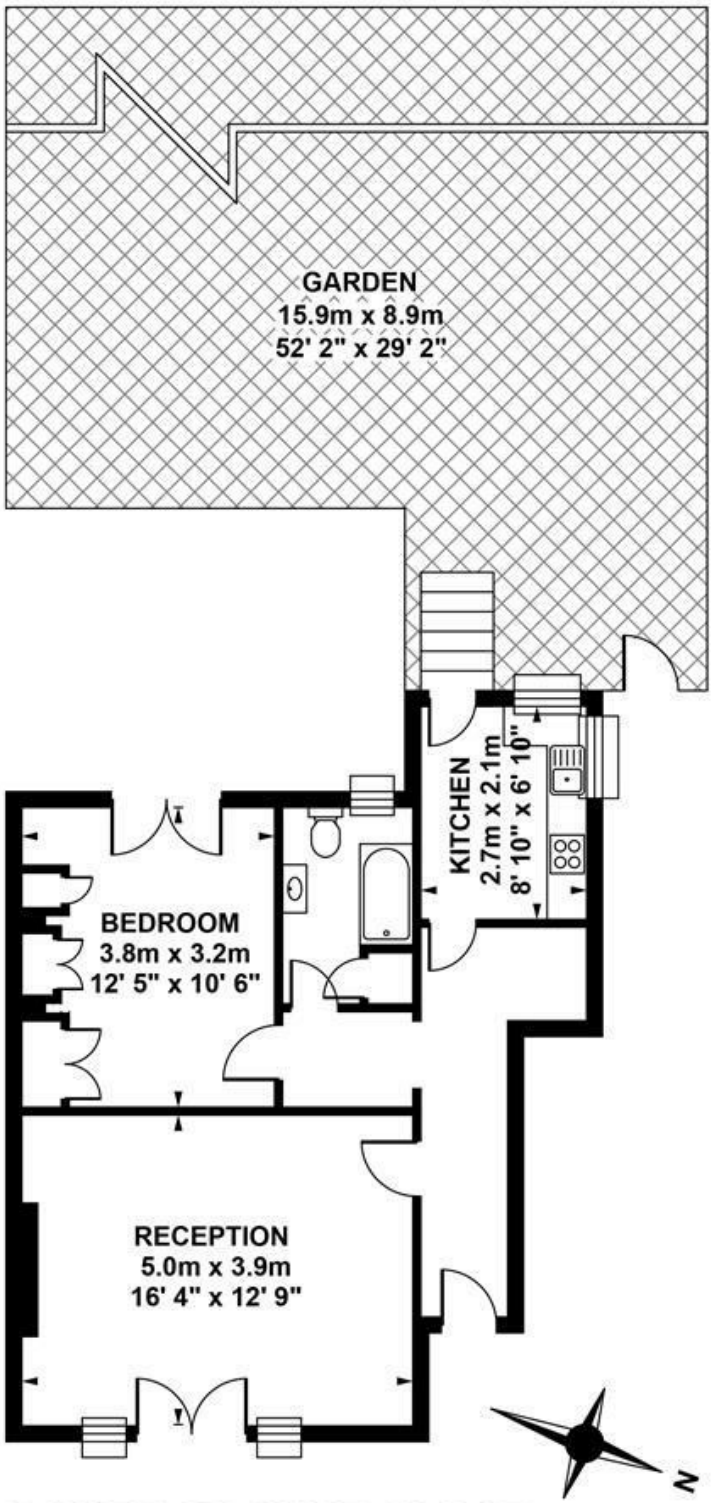

RAISED GROUND FLOOR

Approximate. internal area :
52.60 sqm / 567 sq ft

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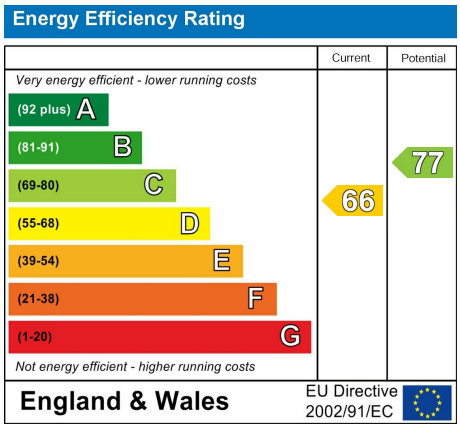
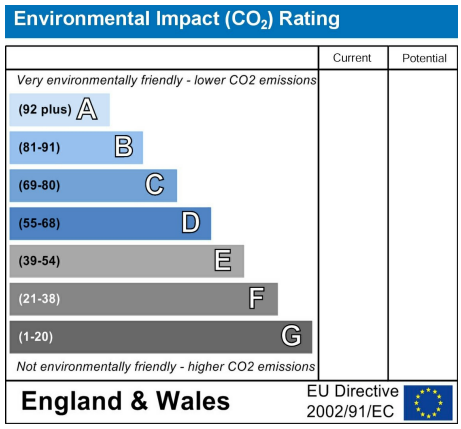
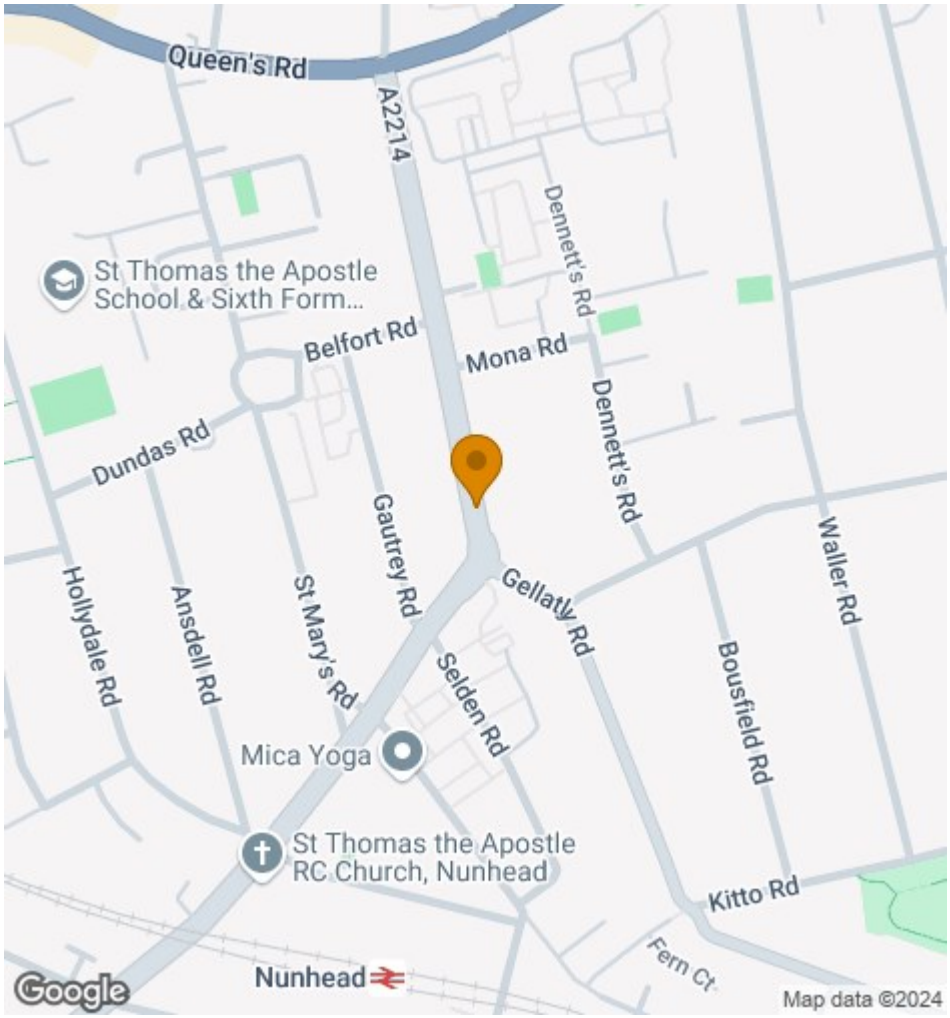




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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