

TALFOURD ROAD, PECKHAM, SE15
LEASEHOLD - SHARE OF FREEHOLD
£280,000



SPEC

Bedrooms : 0

Receptions : 1

Bathrooms : 1

Lease Length : 950 years on the underlying lease

Service Charge : £1328 per annum

Ground Rent : n/a

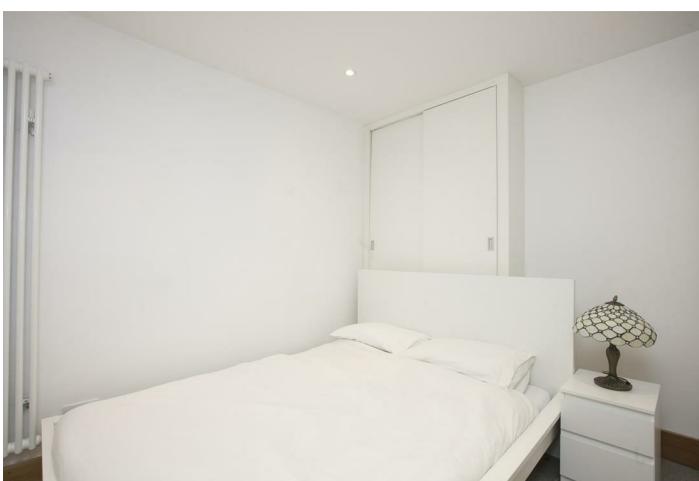
FEATURES

Generous Living Area

Contemporary Fittings

Plenty of Storage

Share of Freehold



TALFOURD ROAD SE15

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Stylish Spacious Studio in Much Loved Location - CHAIN FREE.

This super slick studio boasts a contemporary, spacious interior. A modern kitchen and bathroom and plenty of slumber and lounging space make it a really great pied-à-terre. It sits on the ground floor of a well maintained block on the corner of Lyndhurst Grove and Talfourd Road. From here you can sample the delights of Bellenden Village, Camberwell and Peckham within an easy stroll. Transport links are amazing with Peckham Rye Station within a pleasant 10 minute walk. Services include London Bridge, Victoria, Blackfriars, Shoreditch and Clapham.

A nicely presented communal front garden offers a leafy spot to sit and hobnob with the neighbours. Your shared entrance leads to the flat's ground floor door. The main studio space is large, bright and well arranged with abundant space for a large sofa. A fab stainless steel counter runs the full width of the front aspect window. It'll comfortably seat four. Solid oak flooring runs throughout the space and the walls are decorated neutrally. A modern kitchen sits on the far left wall with a stainless steel sink and drainer. oven. four ring gas hob. integrated fridge/freezer and an integrated dishwasher. A laundry cupboard precedes the sleeping area which is tucked nicely to the rear. It has two bespoke storage cupboards and is carpeted. It comfortably fits a decent sized double bed. The shower room adjoins with a white suite and a modern walk-in shower with drencher.

The Bellenden area has got it going on. For coffee, croissants, books, antiques, flowers and dry cleaning services, go no further than Bellenden Road (a 3 minute walk) where you will also find a number of good, local eateries. The South London Gallery Cafe is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. We love the Bussey Building for its rooftop bars and cinema! The highly considered Villa Nursery is as close - now that's an easy morning drop off! The area has easy access to Peckham Rye (zone 2 and a brisk 5 minute walk) and Denmark Hill stations (also zone 2 and about a 12 minute walk away) for services to London Bridge, Victoria and Blackfriars. The London Overground whizzes you to Clapham, Shoreditch and Canada Water for the Jubilee Line. A whole variety of buses run into town along Peckham Road, just five minutes away. There are plenty of nearby pubs and eateries to enjoy - we love the Victoria Inn for pints, vino and nosh. Ganapti and The Begging Bowl are similarly popular haunts. The wide open green spaces of Peckham Rye Park are also within easy reach. Even closer is the very lovely Warwick Gardens. It's a fine spot for a read of the papers.

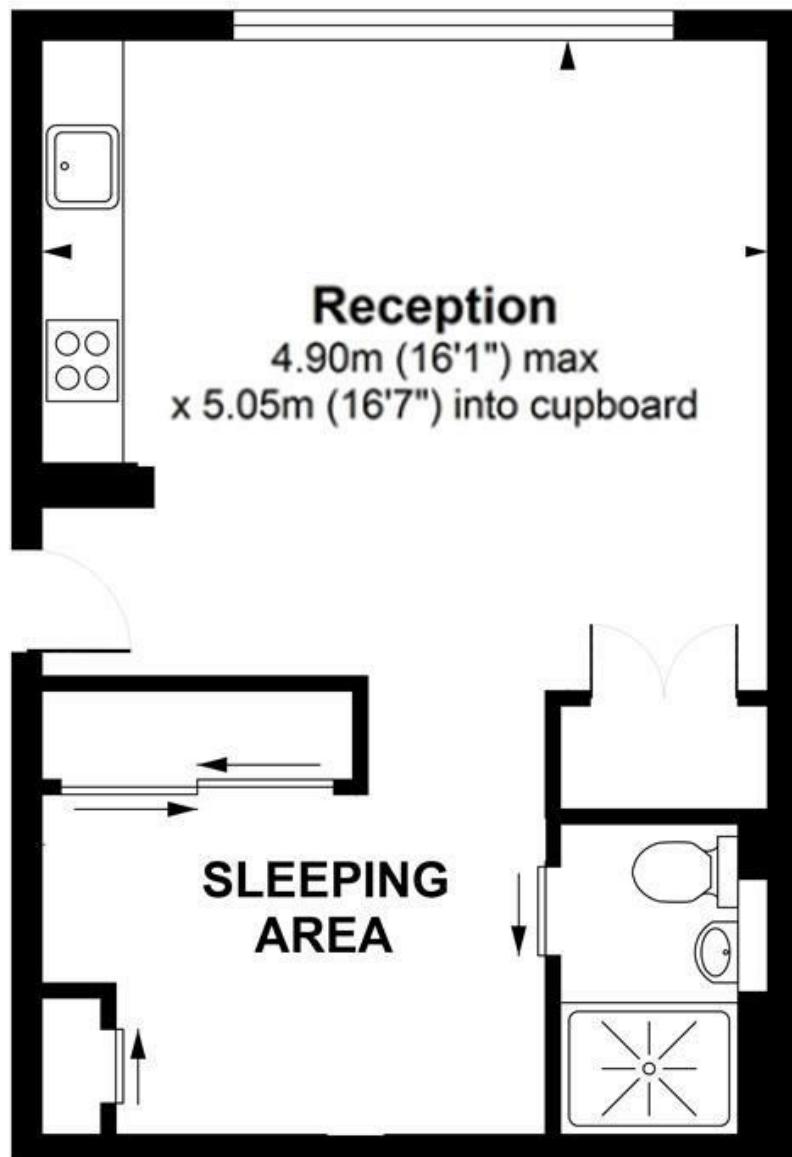
Tenure: Share of Freehold

Lease Length: 950 years remaining

Council Tax Band: A

TALFOURD ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD



GROUND FLOOR

Approximate. internal area :

33.6 sq. metres (361.6 sq. feet)

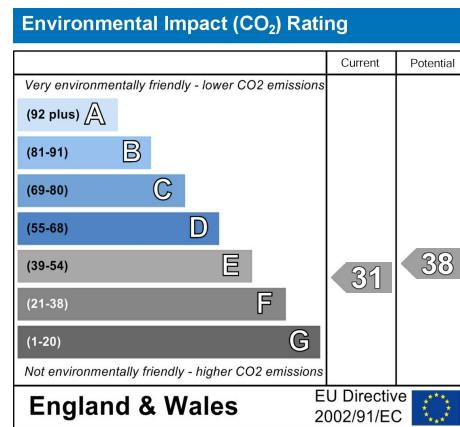
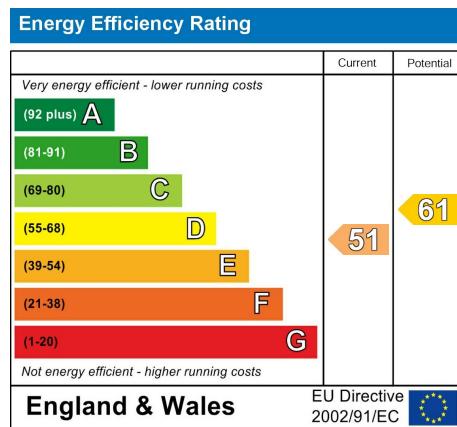
TOTAL APPROX FLOOR AREA

Approximate. internal area 33.6 sq. metres (361.6 sq. feet)

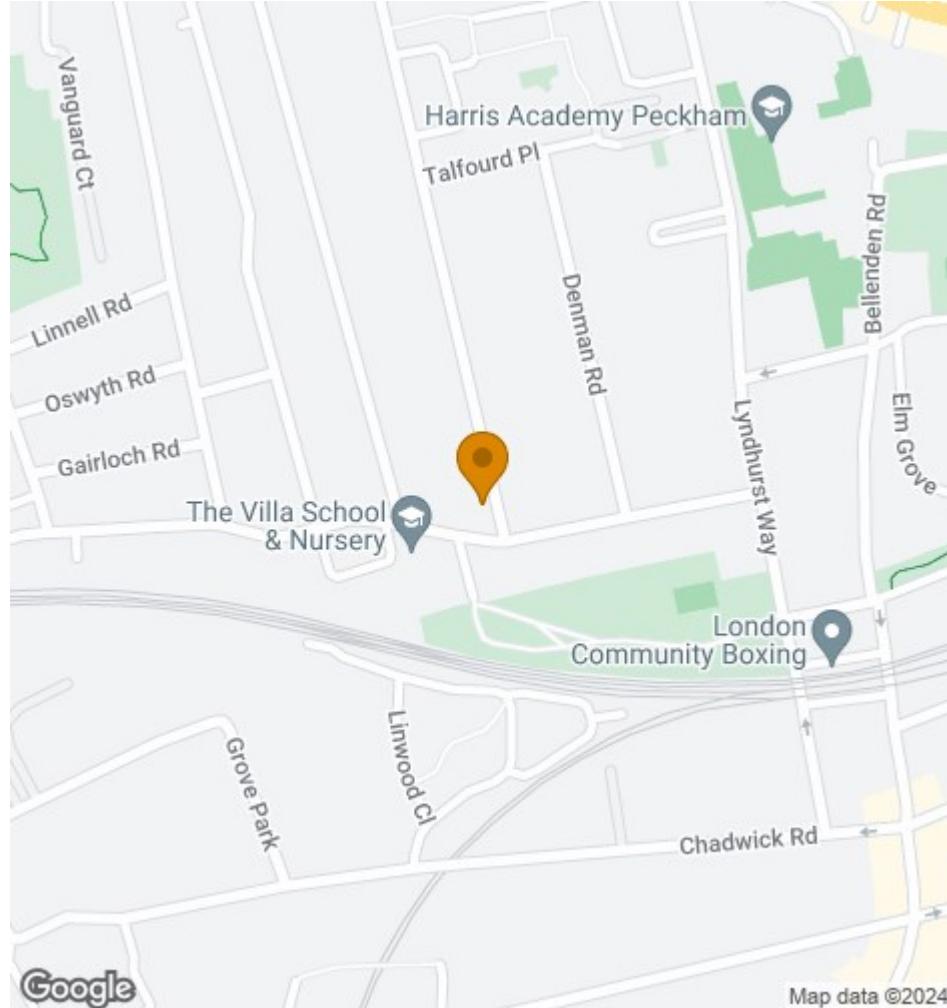
Measurements for guidance only / Not to scale

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LEASEHOLD - SHARE OF FREEHOLD



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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