Wooster & Stock

CARDEN ROAD, NUNHEAD, SE15

LEASEHOLD - SHARE OF FREEHOLD

GUIDE PRICE £475,000 - £500,000

SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

Lease Length: 970 years remaining
Service Charge: n/a
Ground Rent: n/a

FEATURES

Private Garden
Newly Refurbished
Large Storage Cellar
High Ceilings
Share of Freehold

CARDEN ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD

CARDEN ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD

CARDEN ROAD SE15
LEASEHOLD - SHARE OF FREEHOLD

GUIDE PRICE £475,000 - £500,000.

Newly Refurbished and Spacious One Bed Period Conversion with Private Garden - CHAIN FREE.

Boasting a recent, extensive and tasteful refit, this larger than average one bedder enjoys all the advantages! Sitting on a quiet, tree lined, yet convenient road but moments from the best of Nunhead, it enjoys generous living and slumber and a wonderful separate kitchen/diner. The decor is fresh and contemporary and the garden holds so much potential! A large storage cellar completes the charm offensive. Nunhead Green is just a few moment's stroll and enjoys pubs, cafes and some lovely village character. You're also within easy access of the countless amenities of both Peckham and East Dulwich. Peckham Rye Park and Common are nearby and your commute is taken care of with Peckham Rye and Nunhead Stations - both around 12 minute walk.

A handsome exterior leads in off the street to a communal entrance. The inner hall is super crisp with brilliant white walls and ceilings and painted timber floors to match. The reception fronts the street through a wide square bay window. There's plush new carpet, a period feature fireplace and plenty of shelving. School house style radiators complete the look.

Further along the hall you meet the double bedroom boasting more high ceilings, fresh carpeting and a large rear-facing sash window. At the end of the hall you find access to the super long storage cealler which will house a million sins. The bathroom presents stylishly with lovely green tiling over the bath and a circular wash hand basin sitting atop an ivy green unit. The flooring matches perfectly. From the rear landing stripped timber floors continue forth to the rear-facing kitchen/diner which has lovely green cabinets and solid counters on two walls. Appliances include a four ring gas hob and electric oven. The garden is private and stretches over 13 metres!

For transport, the fab London Overground line at Peckham Rye will whisk you to Canary Wharf (via Canada Water) in no time. Shoreditch is a cinch and you can get to Clapham High Street and Clapham Junction in the other direction. Nunhead station is a mere ten minute walk and provides regular trains to Victoria (15 minutes), Blackfriars (Thameslink) and St Pancras (30 minutes). You are perfectly positioned here to make use of the excellent amenities within the area. Head down Rye Lane for a plethora of fruit and veg stalls, as well as shops of every description. Some cracking restaurants have opened here recently too. Levan is well worth a visit and Artusi had an amazing Jay Rayner Guardian review recently. Nearby Nunhead is really moving up in the world. In addition to the excellent fishmonger Soper's and the terrific Ayers Bakers, there are great places for eating out like the lovely D4100 bar for Pizza and cocktails, and Kudu Grill for a special dinner. Goodcup and Mosey Café offer excellent coffee within a short stroll of your front door. Local green spaces include Peckham Rye park and gothic Nunhead Cemetery, often used as a location for filming. One of London's 'Magnificent Seven' Victorian cemeteries, it is widely considered a hidden gem offering atmospheric strolls and great views over London.

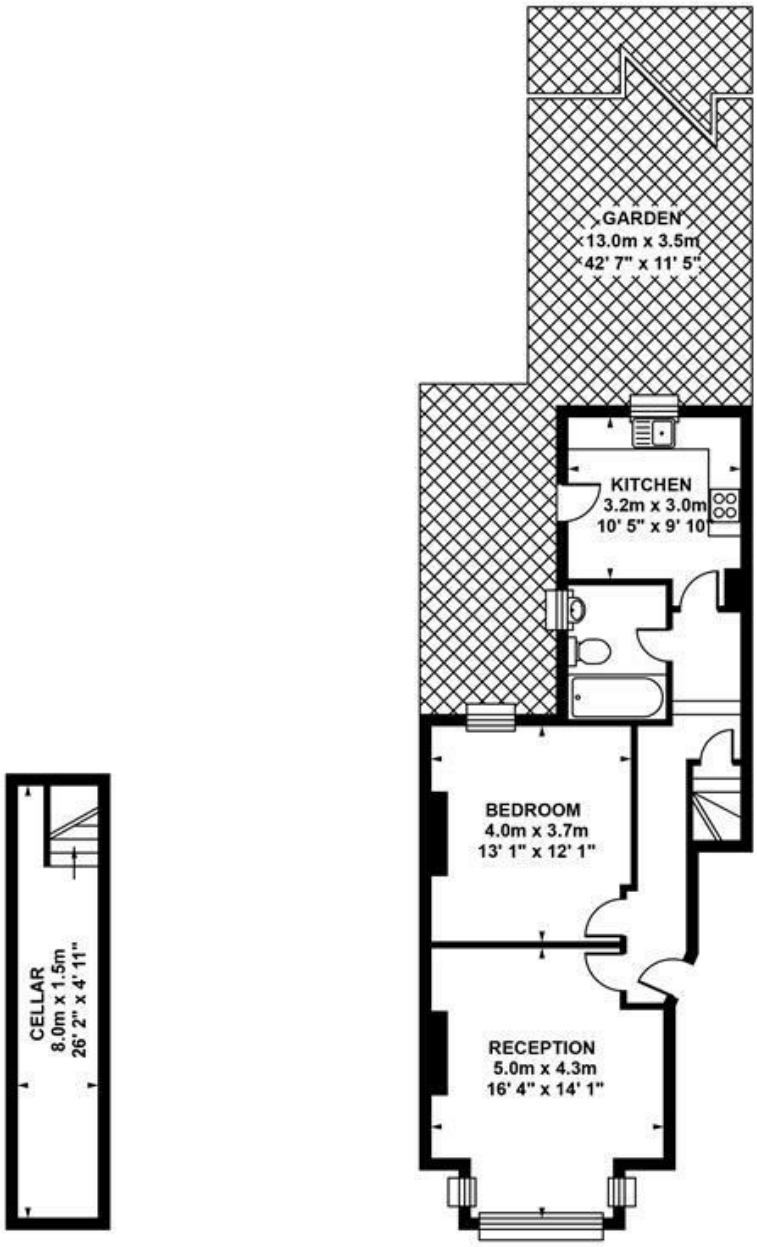
Tenure: Share of Freehold

Lease Length: 970 years

Council Tax Band: C

CARDEN ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD



LOWER GROUND FLOOR

Approximate. internal area :
12.00 sqm / 129 sq ft

GROUND FLOOR

Approximate. internal area :
59.66 sqm / 642 sq ft

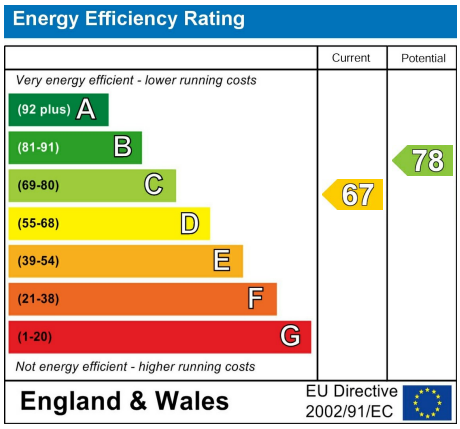
TOTAL APPROX FLOOR AREA

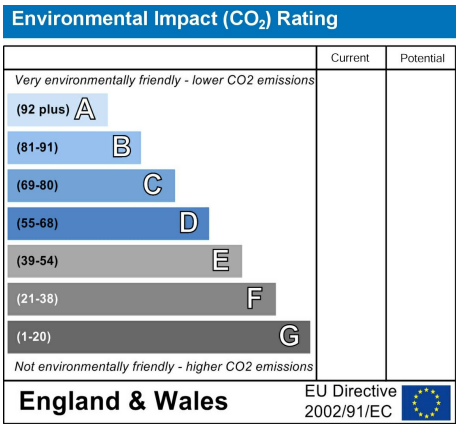
Approximate. internal area : 71.66 sqm / 771 sq ft

Measurements for guidance only / Not to scale

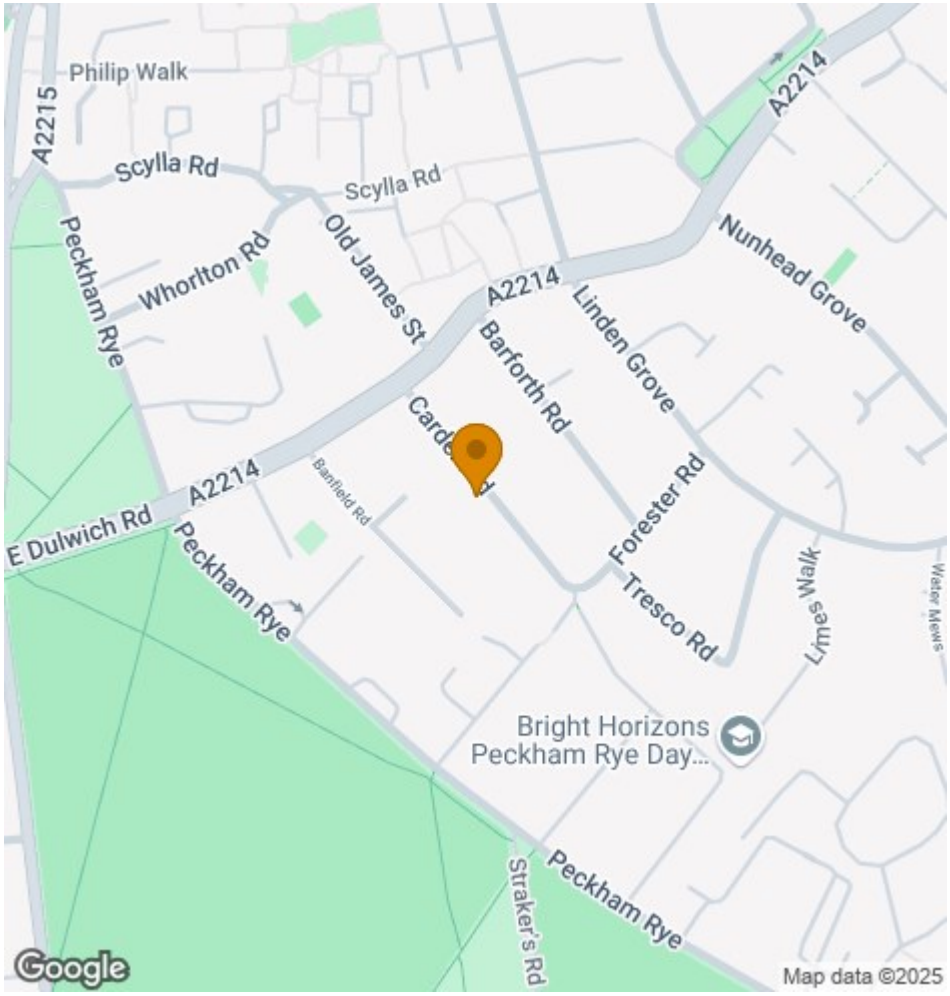
CARDEN ROAD SE15

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.



Wooster & Stock

17 Nunhead Green
London SE15 3QQ
020 7952 0595
sales@woosterstock.co.uk