

STUART ROAD, PECKHAM, SE15
LEASEHOLD
£385,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 85 years remaining

Service Charge : £1050.79 per annum

Ground Rent : £10 per annum

FEATURES

Large Private Garden

Well Presented Throughout

Peaceful Mature Location

Close to Peckham Rye

Leasehold

Virtual Tour Available



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Well-Placed Two Bedder With Large Private Garden.

This tidy two bedder sits on the ground floor of a well-placed and well maintained block but moments from the very lovely Peckham Rye. The accommodation comprises a well-appointed, dual aspect reception, modern kitchen, double and single bedrooms and bathroom. You'll also enjoy a fantastic private garden - perfect for entertaining, veggie growing and summer vino! You're surrounded by so much of South London's best - Peckham Rye Park and Common, One Tree Hill and the much celebrated Nunhead Cemetery are all within an easy ramble. The street is notably friendly, with a great mix of people. Ivydale Primary is just a moment's stroll for an effortless morning school run. The amenities of Nunhead, East Dulwich and Peckham are at your fingertips and transport is taken care of with Honor Oak Park Station. Nunhead and Peckham Rye Stations are each easily walkable. The Ivy House is a fine spot for a pint and a chinwag.

A shared secure entrance with telephone entry system leads through to your ground floor doorway. The inner hall has a recessed storage point and invites you dead ahead to meet the reception room. It's a symmetrical, dual aspect space with ample room for an L shaped couch and dining table. The kitchen adjoins with contemporary cabinets and counters. Both your bedrooms are accessible off the hall. One is a good sized double and the other a large single - perfect for either guest storage or office. A neat bathroom completes the interior. The garden is accessed from the rear of the communal entrance hall. It's a notably generous space with lawn, patio and oodles of room for the green-fingered amongst us.

Walk to Nunhead station (Zone 2) in a brisk 10 minutes (or jump on a passing P12) for trains to Blackfriars and Victoria. In the other direction the P12 will take you to Peckham Rye station for trains to London Bridge, Blackfriars, Farringdon and beyond. The London Overground will also whisk you to Clapham, Shoreditch and Canada Water for the Jubilee Line. Bus No. 343 will also take you to London Bridge and New Cross Gate and the 484 will go to Lewisham. The nearby 'Ivy House' pub (the first community-owned pub in London) offers a really lovely place to hobnob with the neighbours. You'll love The Waverley Arms too. There are plenty of local shops on Nunhead Lane (including a super wet fish shop) and a short drive away are more good shops, restaurants, and pubs in East Dulwich. The East Dulwich Tavern is the perfect spot for an evening pint and check out Northcross Road for yet more culinary delights. The highly considered Ivydale Primary School is but a short hop and the Harris Academy is easily reached. For the green-fingered amongst us, there are fantastic allotments close by!

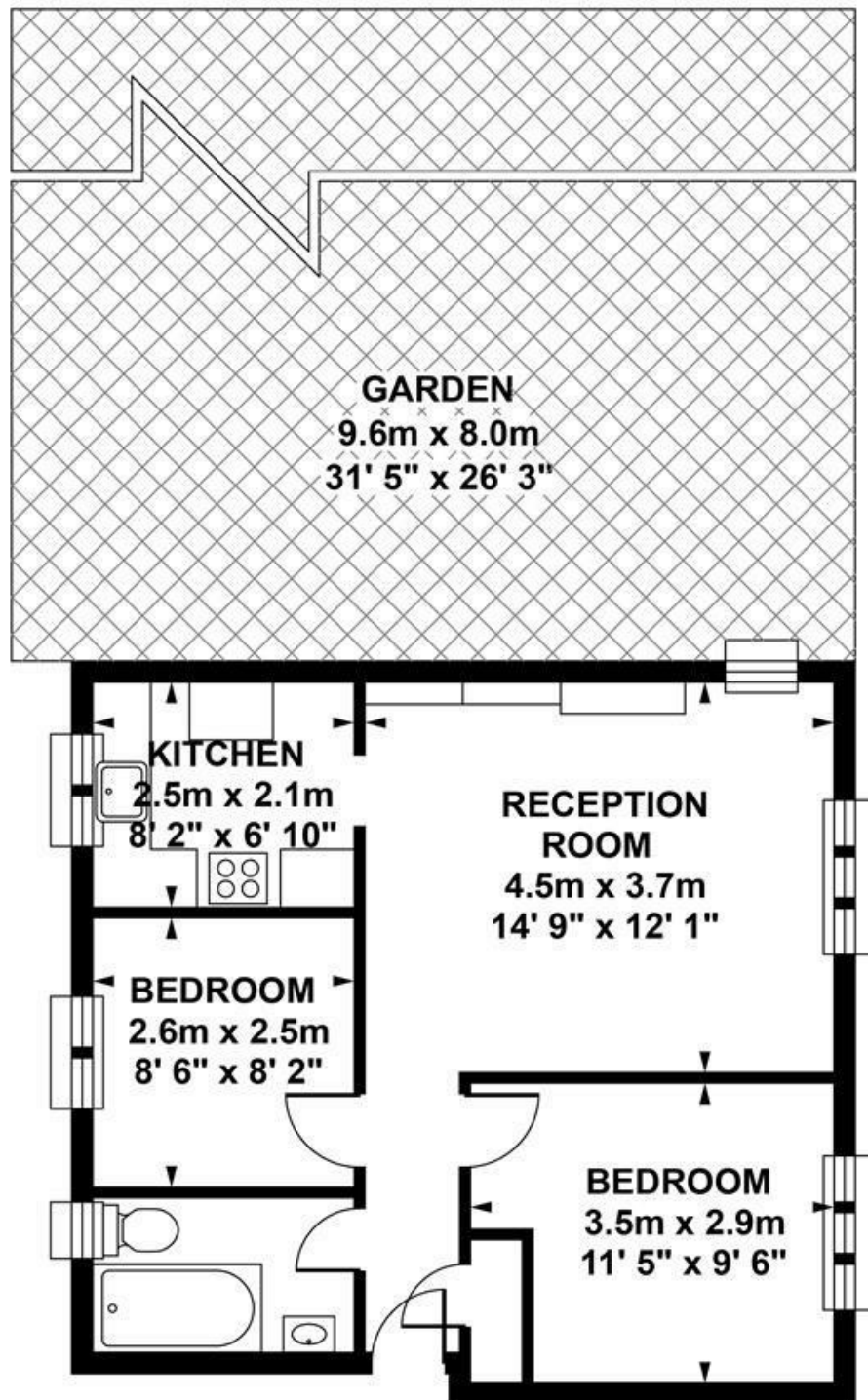
Tenure: Leasehold

Lease Length: 85 years remaining

Council Tax Band: B

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GROUND FLOOR


Approximate. internal area :
46.76 sqm / 503 sq ft



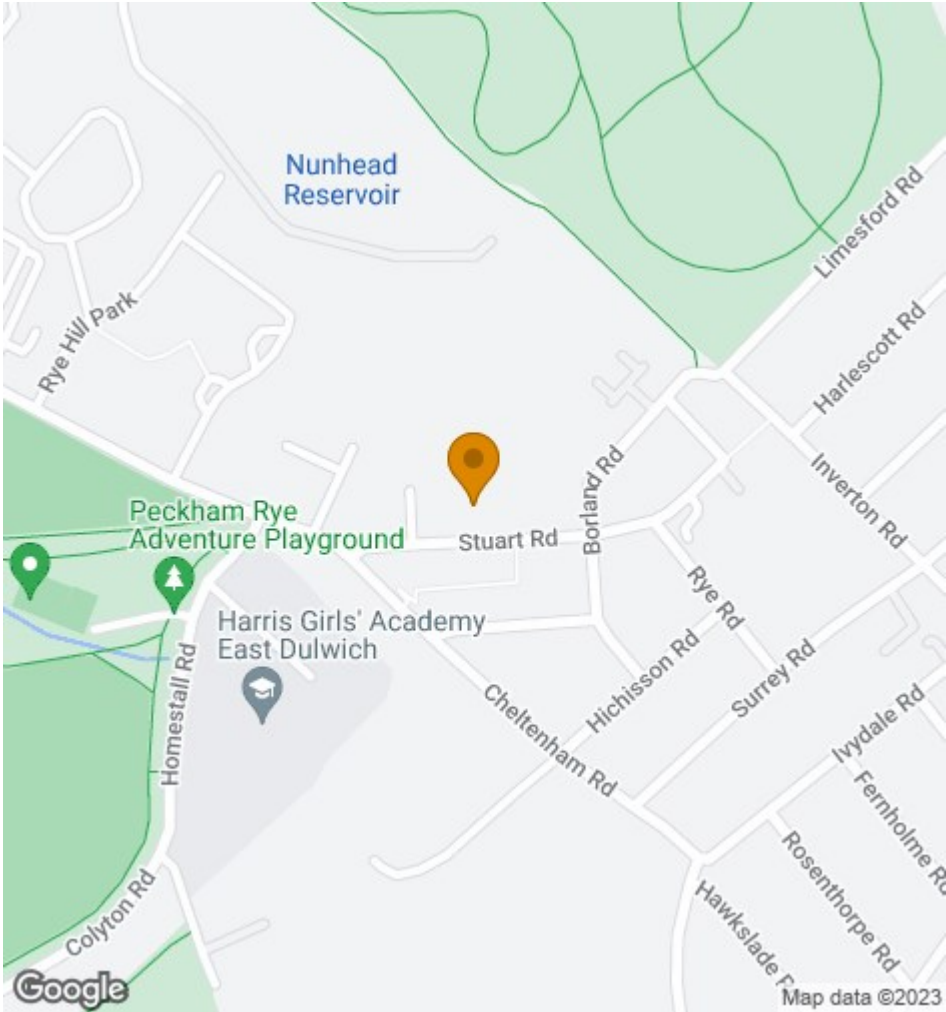
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

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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