

HOLDRON STREET, PECKHAM, SE15

LEASEHOLD

£450,000



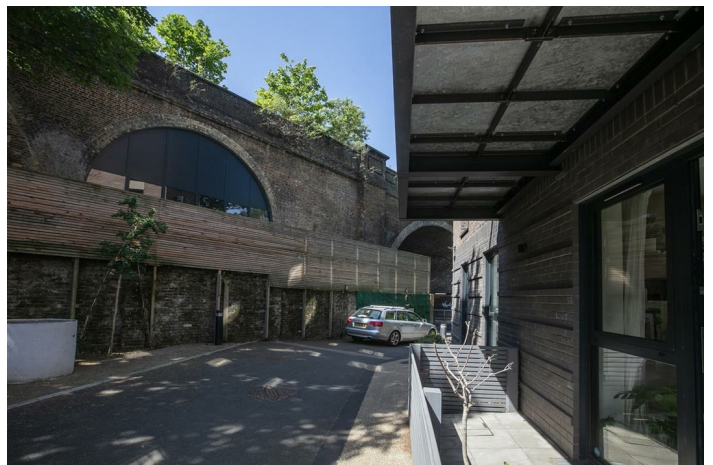
SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

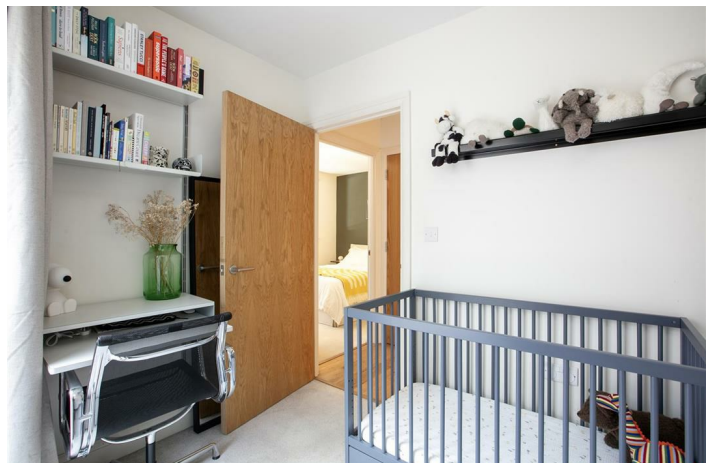
Lease Length: 995 years remaining
Service Charge: £1600 per annum
Ground Rent: n/a

FEATURES

Handsome Modern Development
Convenient for Nunhead and Peckham
Generous Open Plan Living Area
Two Private Terraces
Leasehold



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Well-Placed Contemporary Two Bedder with Two Private Terraces.

Holdron Street is conveniently tucked away in a leafy spot between Gordon and Consort Roads. It's well populated with beautifully designed modern dwellings that sit naturally beneath impressive brick arches and mature trees. This two bed flat, situated on the ground floor of a handsome block, enjoys a seamless integration with its surroundings and boasts secluded foresty views and plenty of light. The property comprises a large dual aspect open-plan living space with contemporary kitchen and pantry, two well appointed bedrooms, bathroom and those two fab terraces that let you soak in sun throughout the day. From here you can easily benefit from the best of vibrant Peckham. Transport is unbeatably convenient with Queens Road Station just an 8 minute stroll for regular swift services to London Bridge taking only 9 minutes! You can be strolling along the Thames door to door in less than 20 minutes. Peckham Rye Station is a 10 minute walk and you're also within an easy ramble of lovely Nunhead with its bars, cafes, fishmonger, butcher, bakers and green. Nunhead cemetery is delightful whatever the season and you'll benefit from yet more fantastic transport links at Nunhead Station.

A secure communal hall leads to your ground floor door. Inside you find your bountiful open-plan living space which fronts the leafy and tranquil street through a series of large windows. An opaque glass door leads directly outward to your south-facing picket-fenced terrace which has York stone paving and tonnes of dappled sun. The living space affords you ample lounging, dining and cooking space.

A generous run of contemporary cabinetry runs on the two rear walls and there are some calming secluded leafy views to the rear. Appliances include a four ring induction hob, oven, integrated fridge/freezer and dishwasher. An adjoining walk-in pantry/laundry space offers tonnes more storage and an integrated washing machine too. At the far end of the hall you meet the master bedroom which is dual aspect and has bespoke fitted storage and access to your second sunny terrace. A second bedroom sits off the hall with a handy integrated desk - great for working from home. Last but not least comes the bathroom with double walk-in shower, contemporary suite and more leafy views.

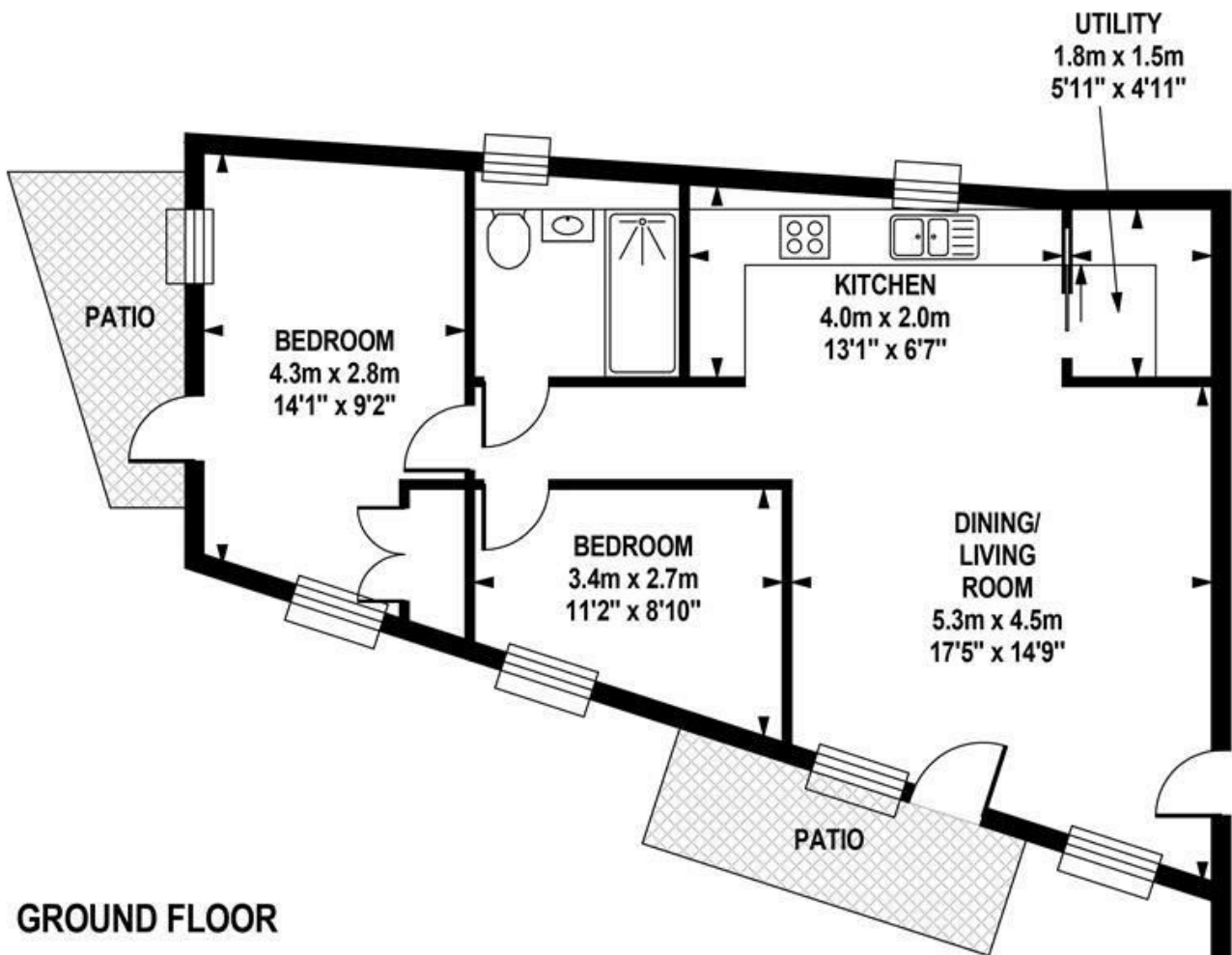
In addition to London Bridge services, Queens Road also benefits from the Windrush Line with services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. This is a seriously well connected location, as well as Queen's Road station there are also good bus links into town - the 436 will take you all the way to Paddington and once in Peckham (10 mins walk) you have the option of the ubiquitous number 12. Peckham Rye and Telegraph Hill parks are both 15 minutes' walk. Shopping and leisure couldn't be easier with Peckham high street and Camberwell close by. Nunhead boasts some lovely eateries. The Old Nun's Head does a lovely craft pint and more tasty fare. They have regular events and themed evenings too. A book shop, butcher, grocers, baker, pretty period library, bike shop and fishmonger will save you the bother of leaving the locale too. On your doorstep are the acclaimed Peckham Library, the Peckham Pulse Leisure Centre and boho amenities of Bellenden Road with cafés, bars and restaurants plus a good bookshop and boutiques. Even closer are the cafes and eateries of Queens Road. Check out Mamma Dough and the fantastic Peckham Cellars and the hugely popular Pan-Balkan Peckham Bazaar just round the corner. We love the Blackbird Bakery for a coffee before the commute.

Tenure: Leasehold

Lease Length: 995 years

Council Tax Band: D

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GROUND FLOOR

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 61.59 sq m / 663 sq ft
Measurements for guidance only / not to scale

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	96
(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 CO ₂ 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 CO ₂ 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.

