

**SASKIA MEWS, PECKHAM, SE15**  
**FREEHOLD**  
**OFFERS IN EXCESS OF £900,000**

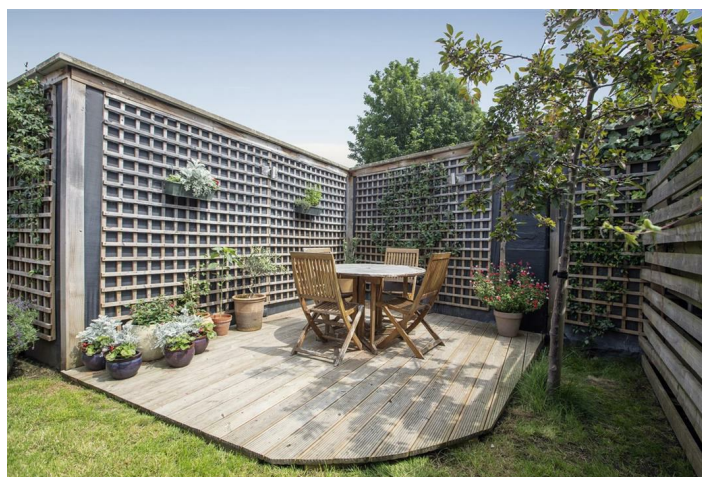


## SPEC

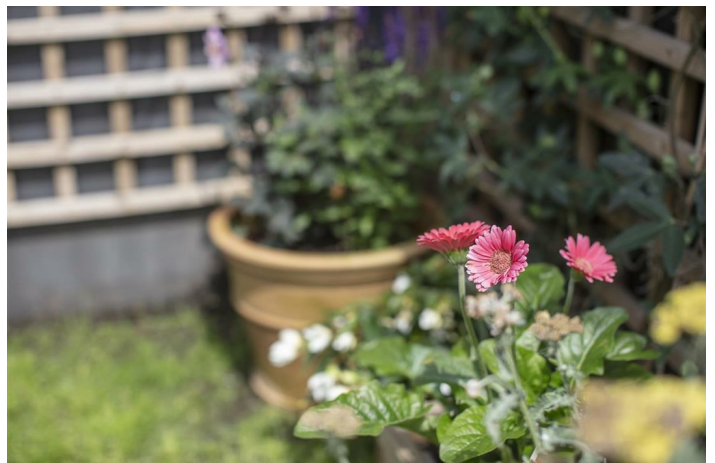
Bedrooms : 3  
Receptions : 1  
Bathrooms : 3

## FEATURES

Secure Gated Development  
Allocated Off Street Parking  
Three Stylish Floors  
Side Access  
Wonderful Sunny Rear Garden  
Freehold  
Virtual Tour Available on Request



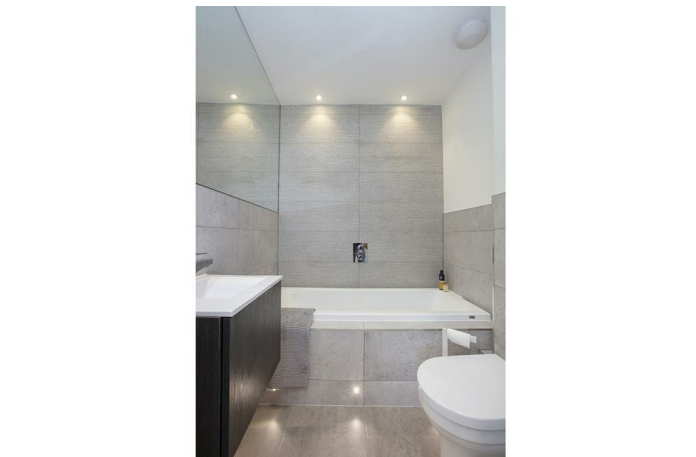
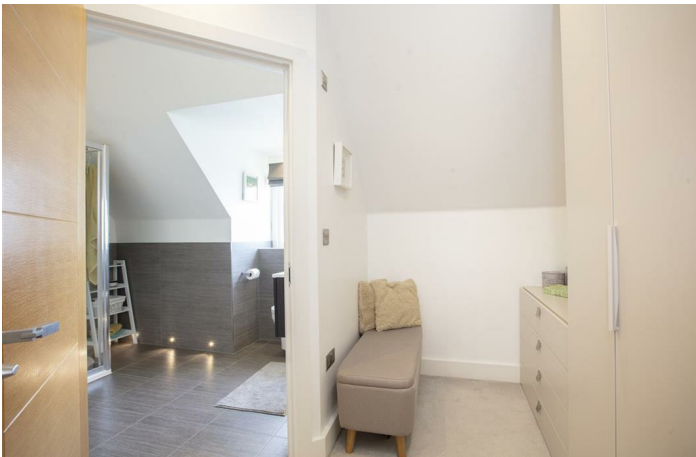
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Stylish Contemporary Three Bedder With OSP in Peaceful Gated Development.

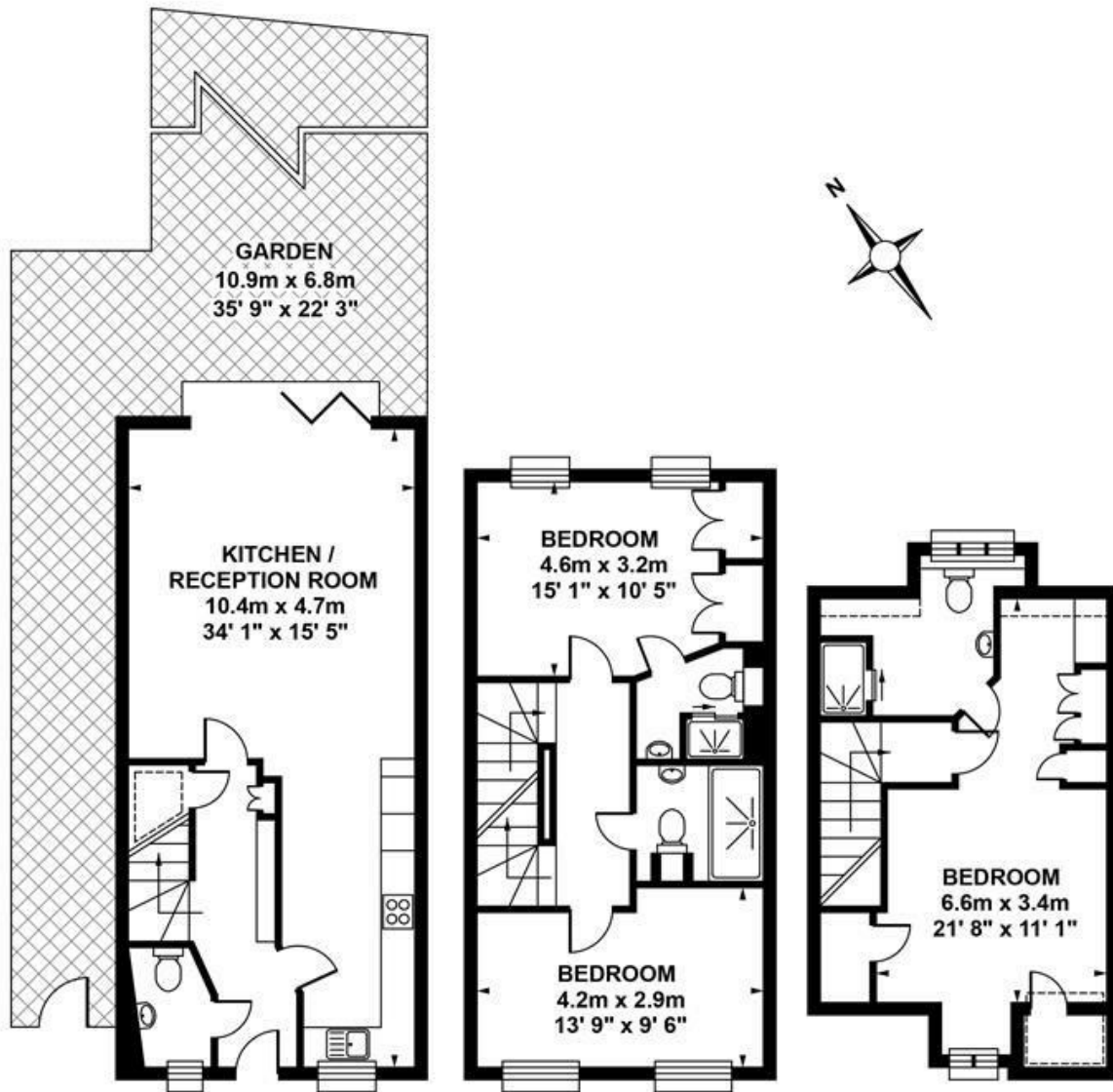
Conveniently located in a peaceful gated enclave close to Queens Road Station, this spacious three bedroom sprawls generously to almost 1300 square feet. The property is spread over three floors and enjoys a contemporary, stylish finish throughout. The accommodation comprises a large living room with adjoining (modern) fully integrated kitchen, three gorgeous bedrooms (two en suite), bathroom and guest wc. The sunny and generous rear garden is a really lovely spot to chill out and there's a side access point too. From here you can benefit from the best of vibrant Peckham too. Transport is unbeatably convenient with Queens Road just a five 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 15 minutes. You're also within an easy 10 minute ramble of Peckham high street in one direction and lovely Nunhead with its bars, cafes, fishmonger independent shops and green in the other. Nunhead cemetery is delightful whatever the season.

A secure gated entry system leads into the development which is nicely maintained and friendly. There's plenty of parking space and a neat spot next to each front door to store bins. Inside you meet a nicely proportioned hallway with solid wooden flooring and plenty of understairs storage. The entire ground floor benefits from underfloor heating - a real treat in the winter! A semi tiled guest wc sits on your left. Opposite this a doorway is a super swanky modern kitchen which boasts granite worktops over contemporary grey cabinetry. Integrated appliances include Smeg fridge/freezer, microwave, dishwasher and washing machine. Your living area spreads forth into the full width to the rear. A wall of sliding glass doors are crowned with a most elegant vaulted ceiling and triangular window ensuring a light and airy spot for lounging, entertaining and family dining. Open the rear doors full width for a magical sense of airiness. The garden is a real joy with two separate al-fresco dining spaces and a lush lawn.

The living room offers access back to the hall. Head up your wide carpeted stairs to the landing. Your first glorious double bedroom peers over the garden. The room enjoys a handsome ensuite with slick motion sensor lights, a large drencher fitting and a heated towel rail. The main bathroom sits next door with a super deep bath, heated towel rail, more moody spot lighting. The front-facing double bedroom is another sweet slumber spot with two front facing windows soaking in plenty of sun. The master suite spans the whole top floor promising fitted wardrobes, eaves and an adjoining shower room with fancy finish. You'll also benefit from built-in speakers in the living room, master bedroom and en-suite!

In addition to London Bridge services, Queens Road also benefits from the London Overground 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. Napura, Babette, 28 days hung and Four Hundred Rabbits have some lovely nosh. The Old Nun's Head does a lovely craft pint and more tasty fair. They have regular events and themed evenings too. A book shop, butcher, grocers, deli, baker, beer shop, pretty library, crafts store, 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 Kudu, Smokey Kudu, Mamma Dough, 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.





**GROUND FLOOR**

Approximate. internal area :  
45.05 sqm / 485 sq ft

**FIRST FLOOR**

Approximate. internal area :  
44.22 sqm / 476 sq ft

**SECOND FLOOR**

Approximate. internal area :  
34.26 sqm / 369 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 123.53 sqm / 1330 sq ft

Measurements for guidance only / Not to scale

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FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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