Wooster & Stock

NUNHEAD GREEN, NUNHEAD, SE15

LEASEHOLD

GUIDE PRICE £475,000 TO £500,000

SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length: 102 years remaining
Service Charge: £1130 per annum
Ground Rent: £10 per annum

FEATURES

City and Park Views
Large Shared Garden
Contemporary Bathroom and Kitchen
Tasteful Bright Interior
Leasehold

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GUIDE PRICE £475,000 to £500,000.

Stylish and Bright Top Floor Two Bedder With Lovely Shared Garden.

This fabulously bright two bedder sits on the top floor of a well placed period building and enjoys some amazing city and park views. Comprising a large L-shaped living area with kitchen, two smart bedrooms and a contemporary bathroom, the property further benefits from a large shared garden. The communal areas are well maintained and you're overlooking the much-loved Nunhead Green. The location is equally impressive! Nunhead has a wonderful sense of community spirit with regular festivals and friendly gatherings. In addition to the lovely park vista you'll just love those views stretching toward Canary Wharf - it's wonderful at any time of the day! Here you are almost equidistant from three train stations: Nunhead offers regular services to Victoria and Blackfriars, Queens Road Peckham will get you into London Bridge in five minutes while Peckham Rye serves all three London termini.

Steps lead upward to a shared entrance. The inner hall is carpeted and supplies access to the lovely communal garden. It's a leafy spot with tonnes of space for sunbathing and hobnobbing with the neighbours. Heading upward to the second floor you find your inner hall boasts solid oak flooring, crisp white decor and access to a handy storage loft. The fab L-shaped living space sits to the right and enjoys an aspect to both front and rear. Twin front aspect double glazed sash, each with louvered blinds, supply sweeping views toward the Shard and Canary Wharf with the leafy expanse of Nunhead Green sitting happily in the foreground. The lounge is bright and comfortable and leads to the modern, well-stocked kitchen/diner. Here you find solid counters, four ring gas hob, stainless steel sink, oven and integrated fridge/freezer.

Bedroom one is a fine sized double and has two more front aspect sash windows with similarly impressive views. There's fitted storage, school house radiators and tonnes of space for a large double bed. Bedroom two sits on the opposite side of the hall with leafy rear views. Currently arranged as an office, it will easily house a double futon - perfect for guests. The bathroom is semi-tiled and modern with contemporary suite and a built-in shower with drencher fitting over the bath.

This property is situated right in the heart of the delightful Nunhead village, with coffee shop, bakery, butcher, fishmonger, green grocer and Co-op moments away. It’s just 10 minutes walk from Nunhead Station and 15 minutes from Queens Road Peckham and Peckham Rye Stations. 'The Old Nun's Head' also sits overlooking the green - a popular 1930s watering hole originally built in the 17th century and rumoured to be the source of the area's name. Other options include Bar D4100 and El Vermut. Peckham, with its array of bars and restaurants - as well as gyms, yoga studios and supermarkets - is nearby. Levan's all day bar and dining space, Larry's and Frank's Café are great spots for a night out! Yummy restaurants include Banh Banh and The Begging Bowl. Lordship Lane is only 15 minutes walk away, with its boutiques, bars and much celebrated Saturday market on Northcross Road. For green spaces, you have the beautiful, historic Nunhead Cemetery close by as well as the vast Peckham Rye Common and Park.

Tenure: Leasehold

Lease Length: 102 years

Council Tax Band: C

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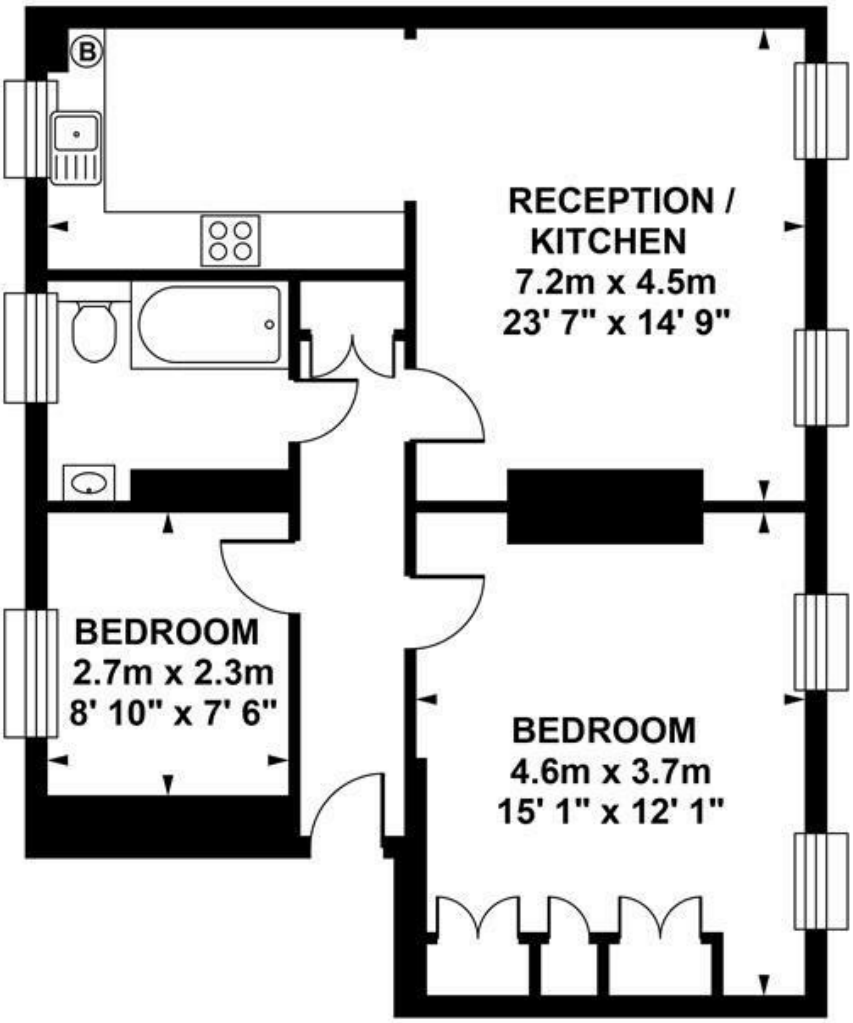

SECOND FLOOR

Approximate. internal area :
59.77 sqm / 643 sq ft

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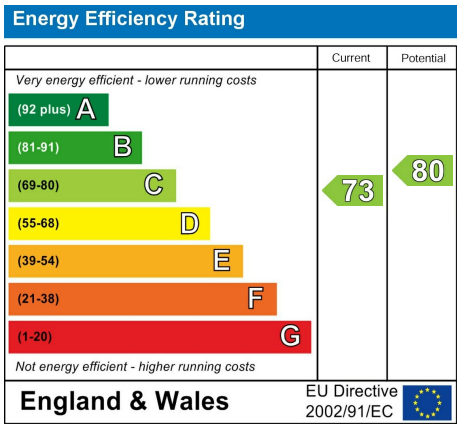
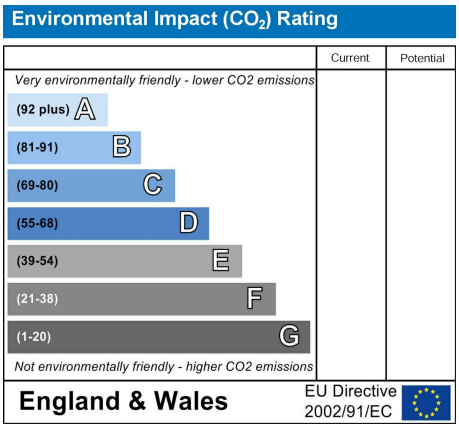
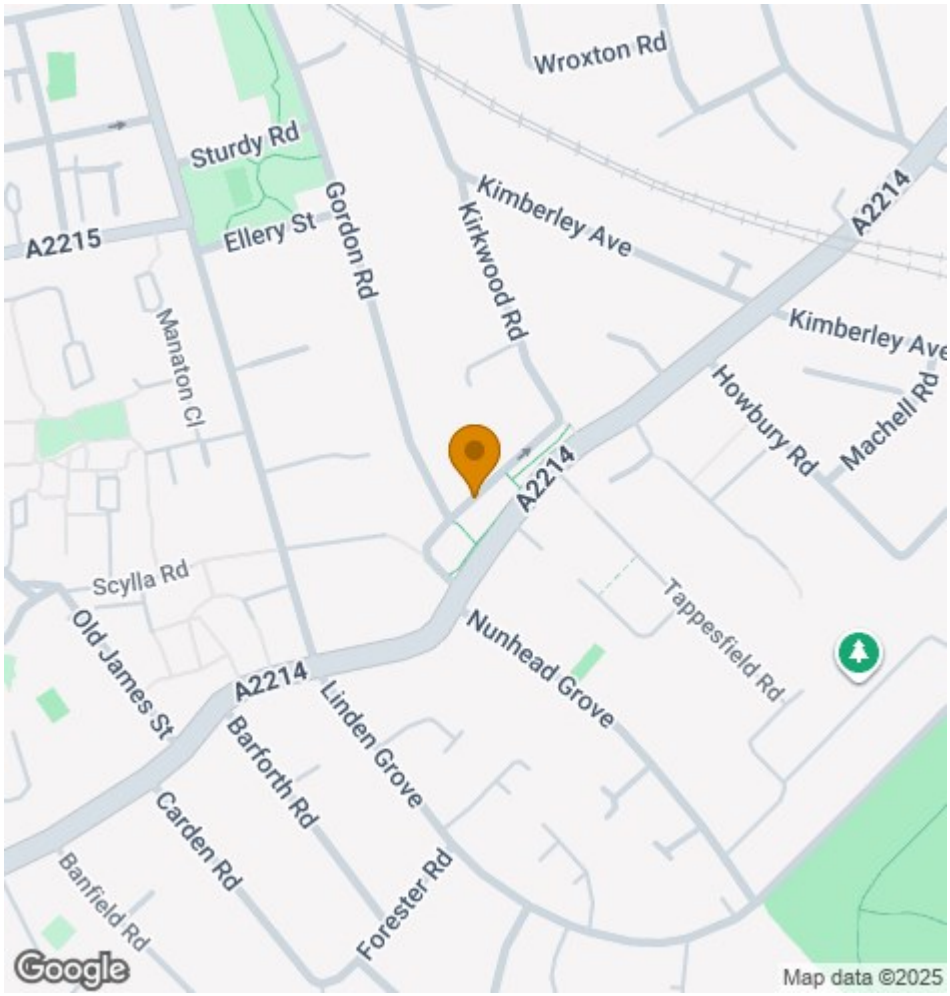




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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