

HOLLYDALE ROAD, NUNHEAD, SE15

LEASEHOLD

£350,000



SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length : 119 years remaining

Service Charge : £760 per annum

Ground Rent : £10 per annum

FEATURES

Period Conversion

Separate Kitchen and Living Area

Double Bedroom

Popular Location

Leasehold



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Well Proportioned One Bed Period Conversion in Popular Mature Spot.

Taking the upper floor of a handsome period building along the much-loved, mature and residential Hollydale Road is this super one bedder! It enjoys separate living room and kitchen/diner and a nicely sized double bedroom. Location-needs are satisfied too - one can easily picture strolling through the much-loved 'Nunhead Village,' where you'll find a wonderful wet-fish shop, delicious deli, gastro pub and bakery and a fifteen minute stroll of the amenities and eateries of Queens Road. Transport is so convenient with Nunhead station just a 10 minute walk away for regular swift services to London Bridge, St Pancras and Victoria! You can be strolling along the Thames door to door in less than 15 minutes. Queens Road Peckham station is even closer - just a six minute walk for further swift services to central London and beyond!

A shared front garden with handsome black railings leads inward through a communal entrance. The flat is accessed on the ground floor where you're invited up a private staircase to the landing. The kitchen/diner sits to the rear and supplies plenty of cabinet and counter space, a four ring hob, cooker and breakfast bar. A neat bathroom sits next to this with a side aspect frosted casement window and white suite. The double bedroom faces rear with a peaceful aspect and precedes your front-facing reception. This is a bright, pleasant space with lounging and dining room and two sash windows.

Nunhead boasts some lovely eateries and the Old Nun's Head does a lovely craft pint and more tasty fayre. They have regular events and themed evenings too. A book shop, butcher, grocers, deli, baker, beer shop, Vermouth bar (!), pretty library, crafts store, bike shop and fishmonger will save you the bother of leaving the locale too. Peckham Cellars, Beer Rebellion and Peckham Bazaar are all within an easy 10 minute stroll of the house for yet more socialising. Kudu, Little Kudu and Kudu Grill are hugely popular and within comfortable walking distance. Then you have the mouth watering Farmer's Market on Sunday mornings in Peckham's town square, and the award-winning library, multiplex cinema, Pulse Healthy Living Centre - all within 15 minutes walk. In the other direction is Nunhead Nature Reserve and cemetery, good for exercising the dog or just enjoying the greenery and stunning views of St Paul's.

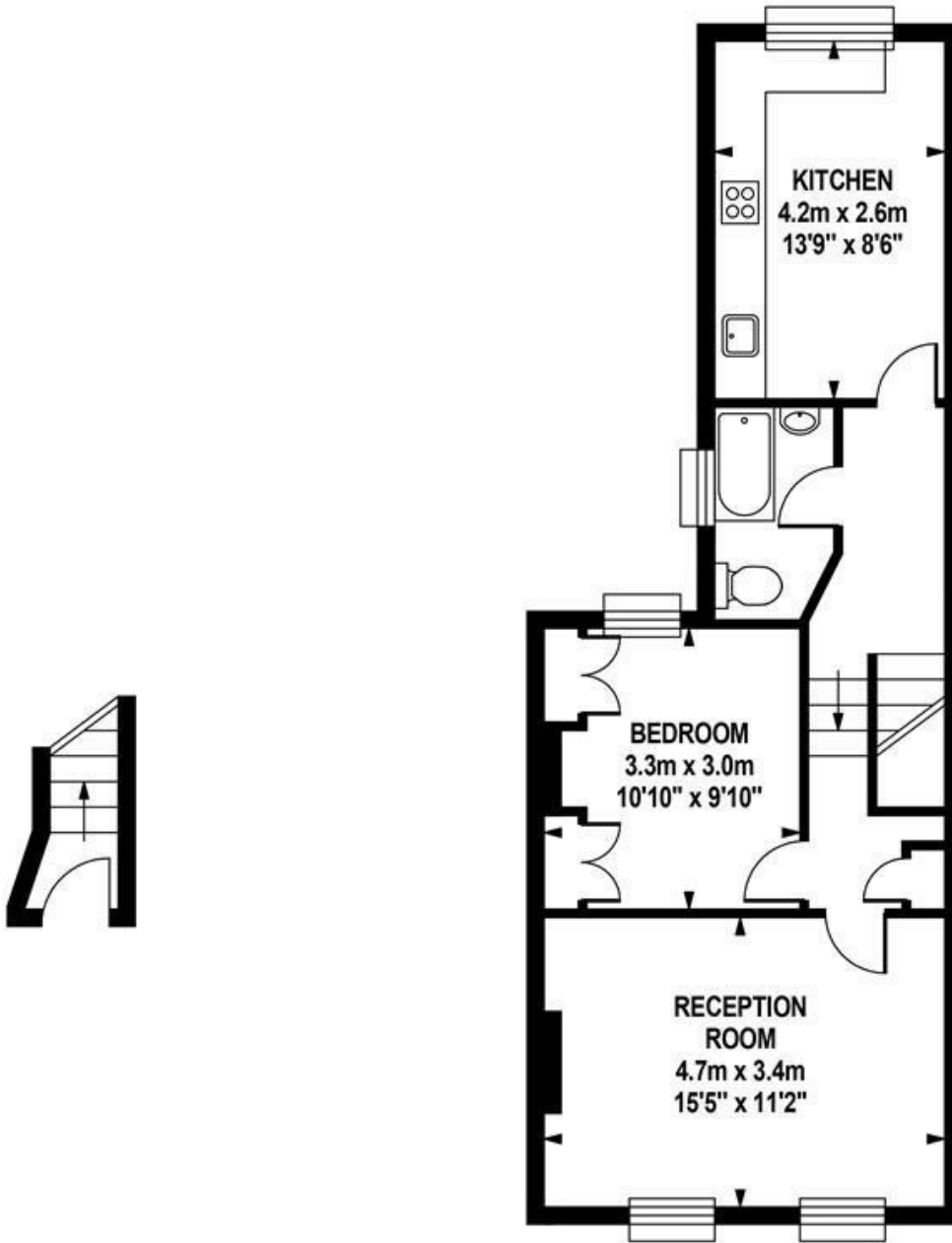
Tenure: Leasehold

Lease Length: 119 years

Council Tax Band: B

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GROUND FLOOR

Approximate Internal Area :-
1.86 sq m / 20 sq ft

FIRST FLOOR

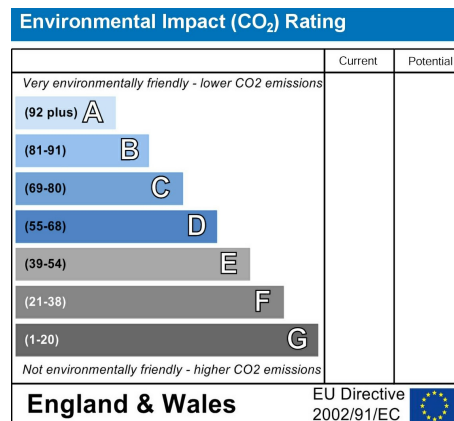
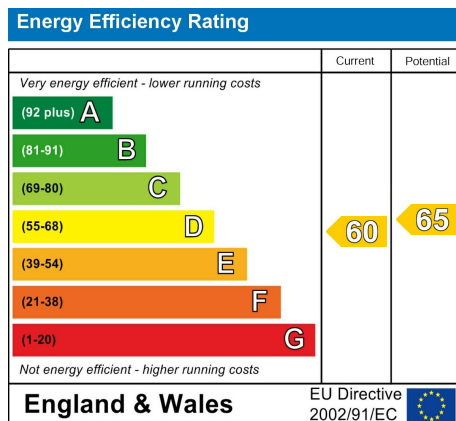
Approximate Internal Area :-
50.63 sq m / 545 sq ft

TOTAL APPROX.FLOOR AREA

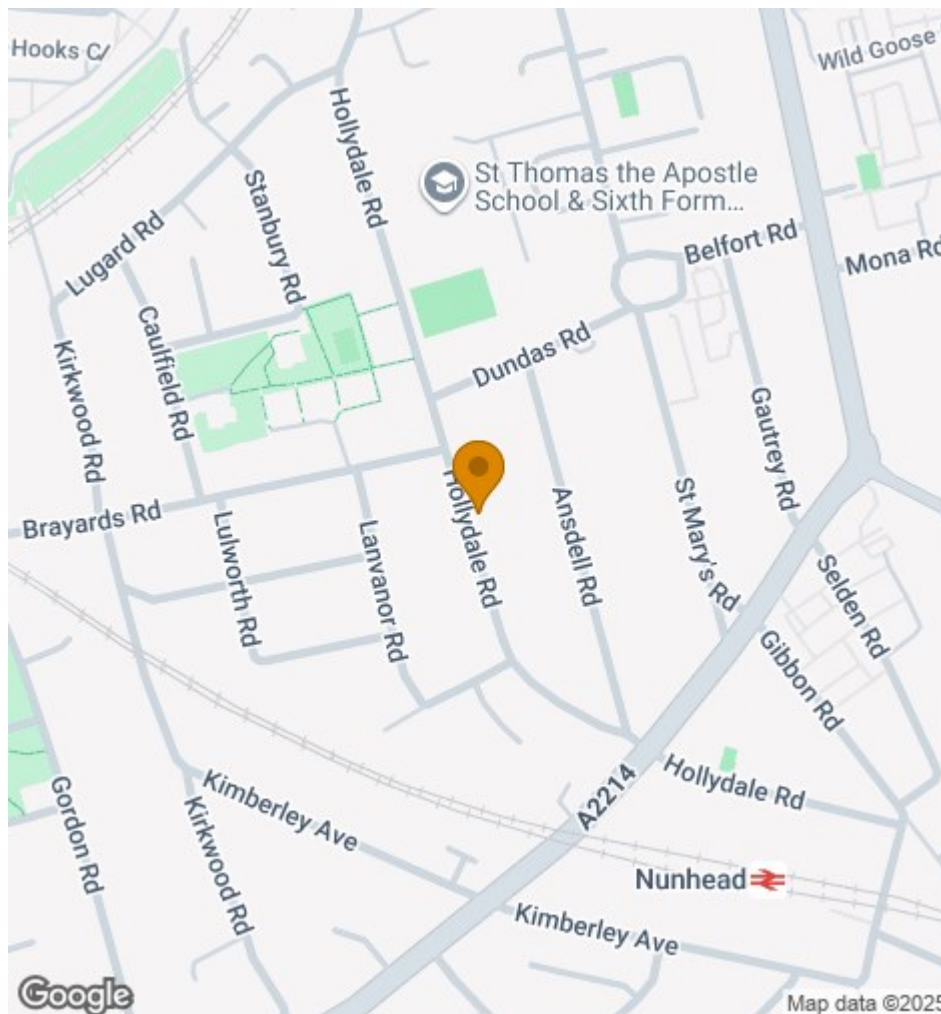
Approximate Internal Area :- 52.49 sq m / 565 sq ft
Measurements for guidance only / not to scale

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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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