

KIRKWOOD ROAD, NUNHEAD, SE15  
LEASEHOLD - SHARE OF FREEHOLD  
GUIDE PRICE £450,000 TO £475,000



## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 999 years remaining

Service Charge : n/a

Ground Rent : n/a

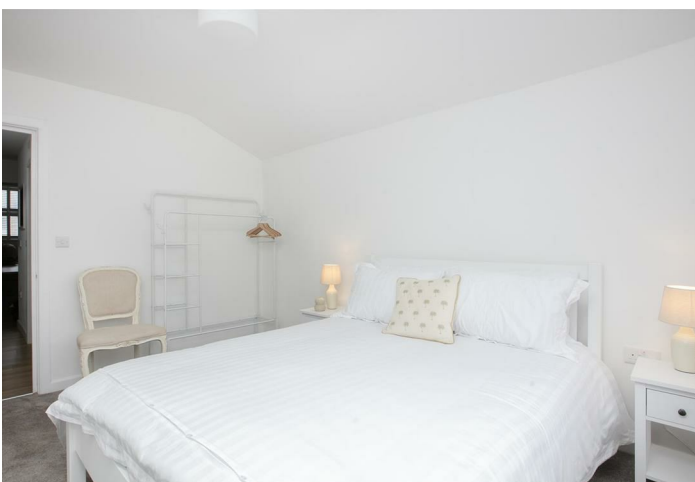
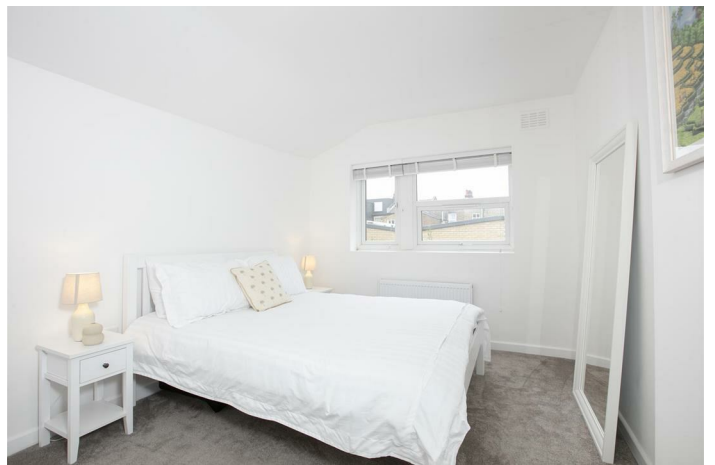
## FEATURES

Crisp Clean Finish

Modern Bathroom & Kitchen

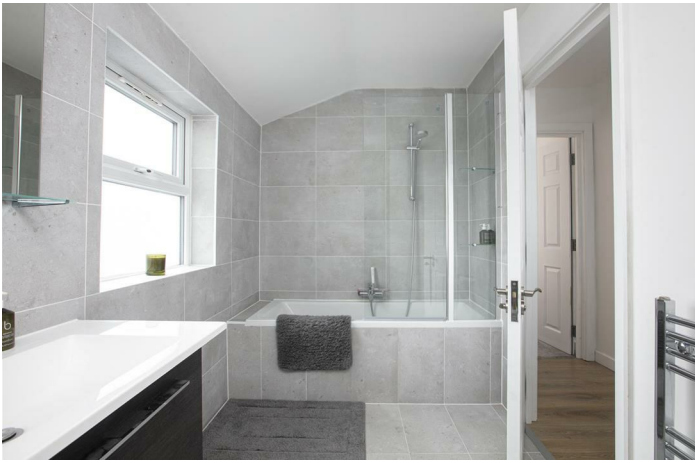
Well Arranged

Share of Freehold



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Well Presented Top Floor Two Bed Period Conversion.

Sitting atop a well placed period building, this marvellous two bedder benefits from a crisp neutral finish, modern kitchen and bathroom and two well appointed double bedrooms. The accommodation further comprises a pleasant living room which incorporates ample lounging, cooking and dining space. Transport-wise you're well catered for. There are extremely good train links; you can choose from Nunhead or Queens Road Peckham stations (9 minutes and 12 minutes to each respectively by foot). The journey to London Bridge from Queens Road Peckham station is just eight minutes and it of course benefits from being on the 'Ginger Line' taking you to Shoreditch in 18 minutes via overground. Nunhead also offers a fast train service to Victoria, St. Pancras and Blackfriars.

A communal front garden with retro wrought iron gate and space for bikes and bins leads inward to a shared hall. This in turn guides you to your inner door and upward to the landing. The living space fronts the street with tasteful neutral styling and a contemporary kitchen running along the left wall. Integrated appliances and lighting make for a clean cut finish and there's plenty of space for a dining table. The seating area sits naturally on the far wall and enjoys light from two large sash windows – each with louvered blinds for privacy. The first of your double bedrooms comes next along the landing with a peaceful rear aspect and carpeting. Toward the rear of the landing you find the bathroom which is slick and modern. There's a shower over the bath and a smart white suite and grey tiling. Last but not least comes your lovely second double bedroom.

The location leaves you just a short stroll from the village-esque Nunhead Green where you'll find the wonderful Ayres bakery, fishmongers, butchers, D4100 bar and pizza joint, numerous pubs, wine bars and two amazing coffee shops. It's a short walk to Peckham Rye and the wide variety of bars, restaurants and shops in Peckham including Franks for rooftop summer drinks and Nola for award winning coffee. Peckham also boasts a famous cinema with tickets for just £5.99, gyms and large supermarkets. In the other direction is Nunhead cemetery, good for exercising the dog or just enjoying the greenery and stunning views of St Paul's. You are also in walking distance of East Dulwich's fab highstreet or Brockley for wine bars, Hilly Fields picnics or the great Saturday market.

Tenure: Share of Freehold

Lease Length: 999 years

Council Tax Band: C

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**GROUND FLOOR**

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

**FIRST FLOOR**

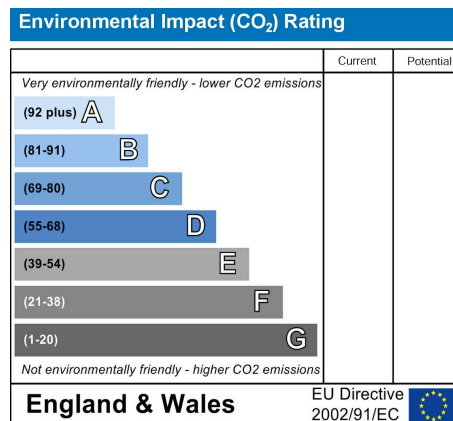
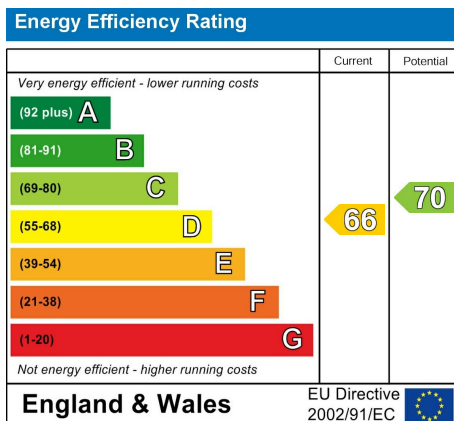
Approximate Internal Area :-  
59.18 sq m / 637 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 61.04sq m / 657 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.

