

CONSORT ROAD, NUNHEAD, SE15
FREEHOLD
GUIDE PRICE £550,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

FEATURES

Stylish Neutral Decor

Two Lovely Double Bedroom

Patio

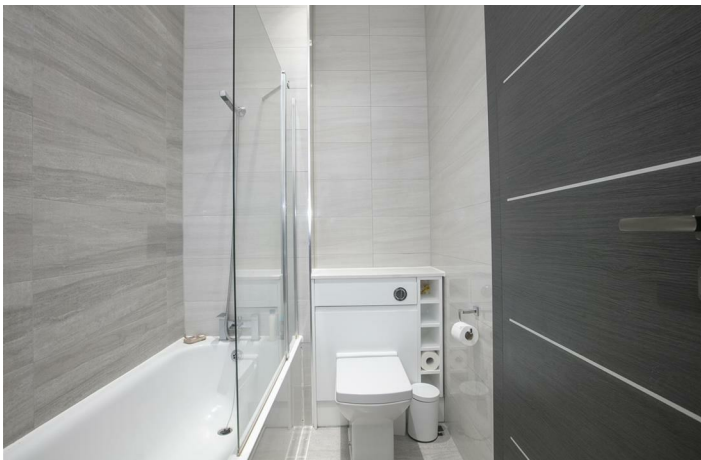
Super Convenient Location

Freehold



CONSORT ROAD SE15

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GUIDE PRICE £550,000 to £600,000.

Spacious Two Bedroom Period Home With Stylish Finish - CHAIN FREE.

Sitting along a row similarly charming period homes, this marvellous two bedder enjoys a spacious, well arranged living environment, slick, neutral décor and a cute patio. Spread over two handsome floors, the property comprises a large living area with kitchen and lounge, two nicely sized double bedrooms, bathroom and additional wc. Nunhead Green is just a few moment's stroll and enjoys pubs, cafes and some lovely village character. You're also within easy access of the countless amenities of Peckham. Peckham Rye Park and Common are nearby and your commute is taken care of with Peckham Rye and Nunhead Stations - both around 12 minute walk.

The exterior enjoys some lovely period detail including an arched entrance lobby which is shared with one other property. Once inside the house you meet wonderful whitewash wooden flooring running the full length of the ground floor. Crisp grey walls compliment it perfectly. A handy guest with contemporary fittings, loo, wash hand basin and storage is accessed through a wide modern door with fancy handles. Proceeding this is a well appointed seating area which leads in turn to the kitchen. Plentiful cabinets and counters run into an L on the rear wall and your slick appliances include dishwasher, fridge freezer, double oven and a four ring hob. There's even an integrated vacuum system built into the wall! A deep understairs storage will house all your beloved tatt.

Heading upward via wide carpeted stairs with glass screens you meet the upper landing. A nicely sized master bedroom sits to the rear with a peaceful aspect surrounding neighbouring gardens. A wall of recessed mirrored wardrobes supplies ample storage. The second double bedroom sits the far side of the landing with a large Velux window. A modern bathroom completes the tour.

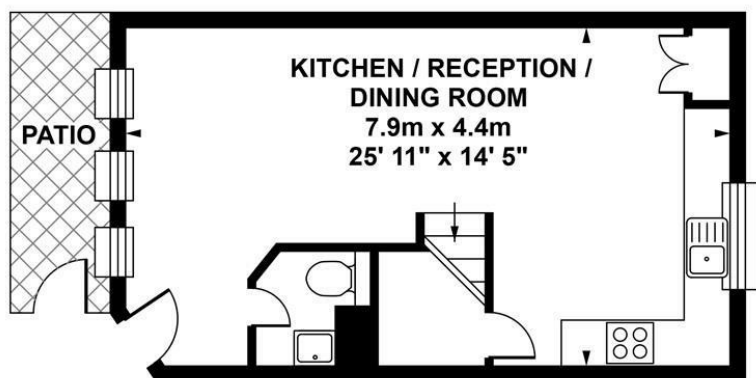
For transport, the fab London Overground line at Peckham Rye will whisk you to Canary Wharf (via Canada Water) in no time. Shoreditch is a cinch and you can get to Clapham High Street and Clapham Junction in the other direction. Nunhead station is a mere ten minute walk and provides regular trains to Victoria (15 minutes), Blackfriars (Thameslink) and St Pancras (30 minutes). You are perfectly positioned here to make use of the excellent amenities within the area. Head down Rye Lane for a plethora of fruit and veg stalls, food stalls as well as shops of every description. Some cracking restaurants have opened here recently too (the Refreshment Rooms on Blenheim Grove is well worth a visit). Nearby Nunhead is really moving up in the world. In addition to the excellent fishmonger Soper's and the terrific deli Bambuni, there are great places for eating out like the lovely Habit for brunch, and Babette's fantastic French bistro. Local green spaces include Peckham Rye park and gothic Nunhead Cemetery, often used as a location for filming. One of London's 'Magnificent Seven' Victorian cemeteries, it is widely considered a hidden gem offering atmospheric strolls and great views over London.

Tenure: Freehold

Council Tax Band: C

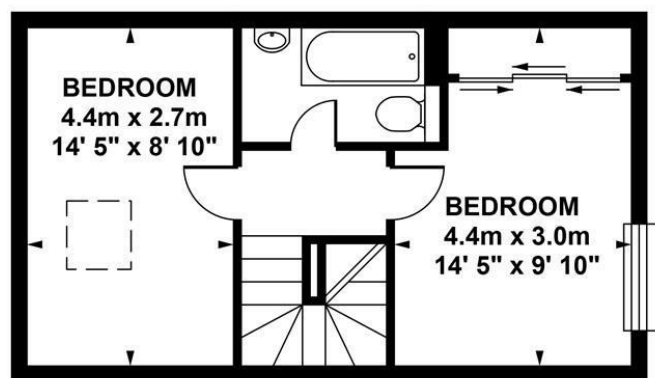
CONSORT ROAD SE15

FREEHOLD



GROUND FLOOR

Approximate. internal area :
34.72 sqm / 373 sq ft



FIRST FLOOR

Approximate. internal area :
34.91 sqm / 376 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 69.63 sqm / 749 sq ft
Measurements for guidance only / Not to scale



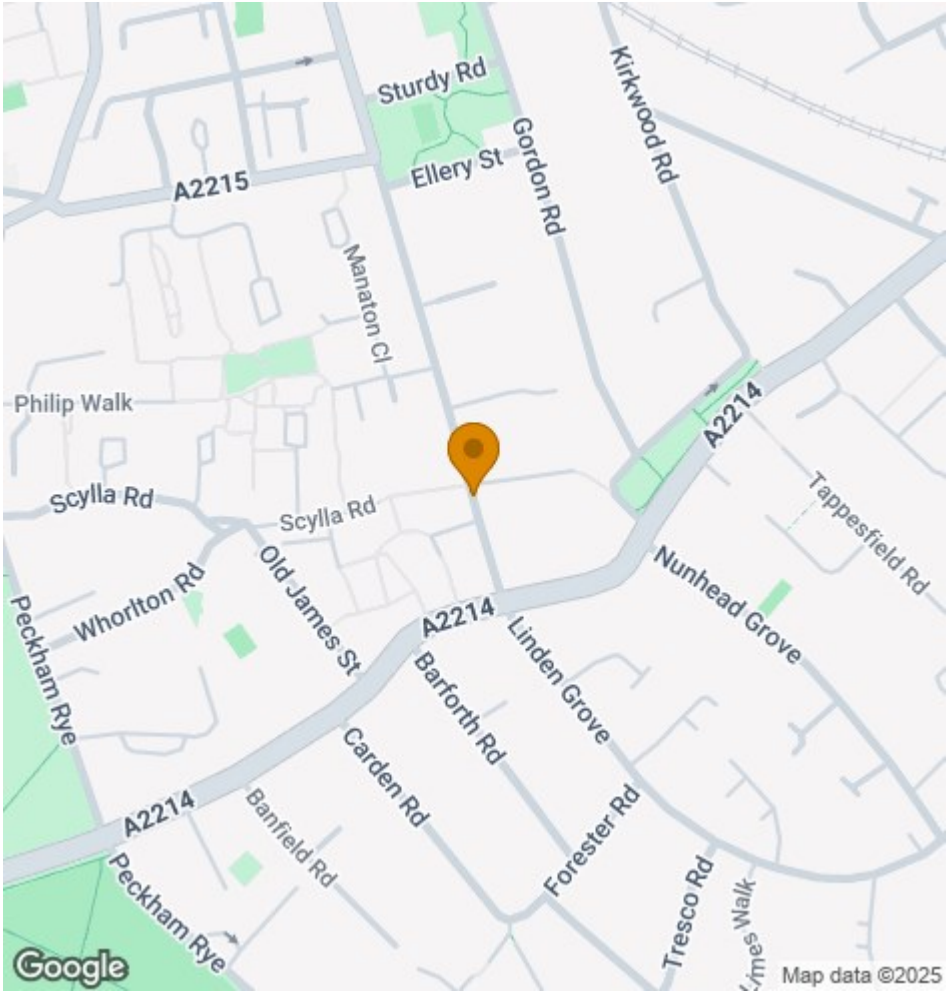
CONSORT ROAD SE15

FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	75
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.



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