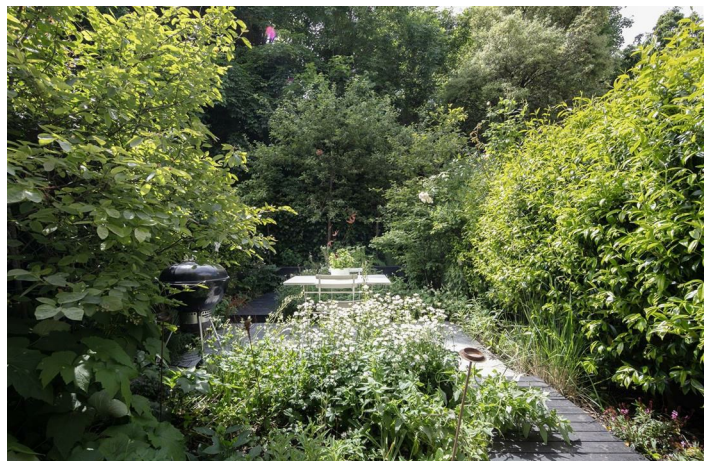


GLENTON MEWS, NUNHEAD, SE15

FREEHOLD

GUIDE PRICE £900,000 - £925,000



SPEC

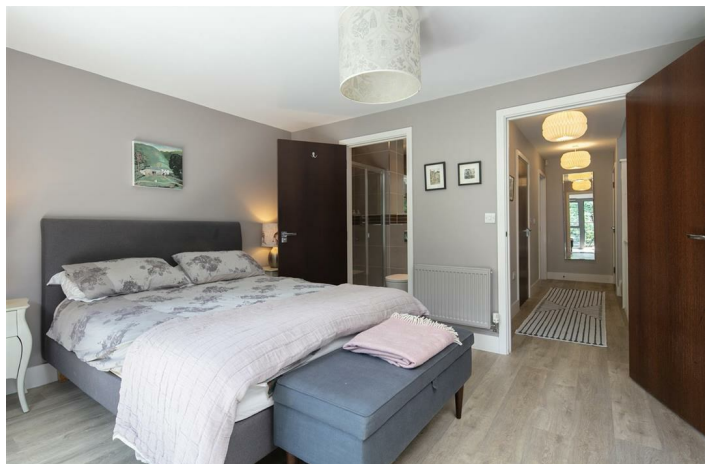
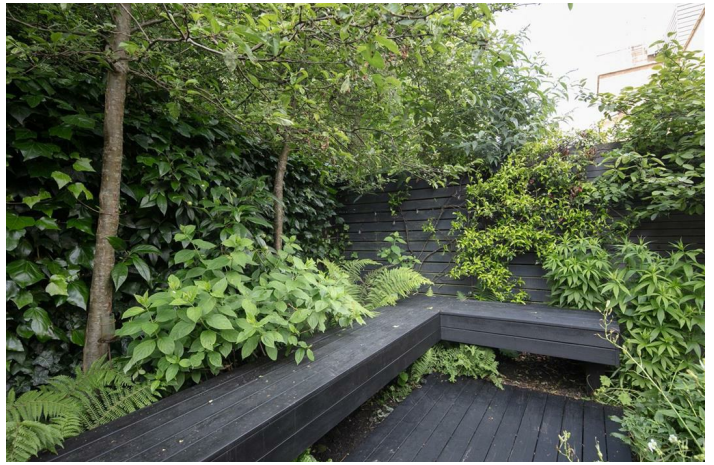
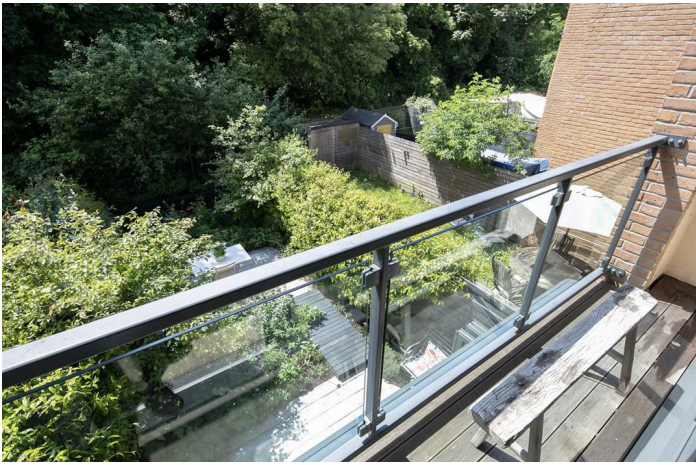
Bedrooms : 3
Receptions : 1
Bathrooms : 2

FEATURES

Three Bright Floors
South-Facing Terrace, Balcony and
Garden
Contemporary Development
Stylish Modern Decor
Freehold



GLENTON MEWS SE15
FREEHOLD



GLENTON MEWS SE15
FREEHOLD



GLENTON MEWS SE15
FREEHOLD



GLENTON MEWS SE15
FREEHOLD



GUIDE PRICE £900,000 to £925,000.

Contemporary Three Bedroom Home With South-Facing Terrace, Balcony and Garden.

Glenton Mews is a handsome collection of modern homes situated within 10 minutes' walk of Nunhead station. This marvellous, three storey, three double bedroom home is designed to maximise space, style and outside areas. The accommodation, over three floors, comprises a large double reception, three double bedrooms (master en suite), bathroom and wc. The lush south-facing garden is perfectly complemented by a balcony and a fantastic roof terrace. All fixtures and fittings are of the highest quality and there is an allocated off-street parking space too. The well maintained communal space has a bike shed and bin storage.

Transport is so convenient: Nunhead station is just a 10-minute walk away for regular swift services to Victoria and St Pancras. Queens Road Peckham is a 10-minute walk for services to London Bridge and the London Overground, which offers quick routes to Canary Wharf, Shoreditch and Whitechapel for the Elizabeth Line. You can be strolling along the Thames less than 30 minutes from your door.

You enter the house through a glass pane front door to arrive in an entrance hall with porcelain floor tiles. The kitchen sits on the right with contemporary, wide, high gloss units (with soft-close doors/drawers). The appliances include a five-ring gas hob, Smeg double oven with microwave, integrated dishwasher and washer dryer. A guest wc is off the hall, which leads to a large living space that stretches towards a wide wall of tri-fold glass doors. These frame a garden vista – it's the perfect spot for entertaining and sun bathing.

Back in the hall, a wide staircase leads to a spacious landing. Here you'll find the master bedroom facing rear on to a gorgeous balcony with more leafy views of the garden. An en suite shower room adjoins. The main bathroom is next along the landing with a stylish white suite, heated towel rail and rain-effect shower over the tub. A second bedroom fronts the house. Currently used as an office, it will comfortably house a double bed. Head upward to the second floor you meet a splendid roof terrace which has the best of the tree top views. The third bedroom has a dual aspect, with terrific views of Canary Wharf and the City. It also houses a large storage cupboard.

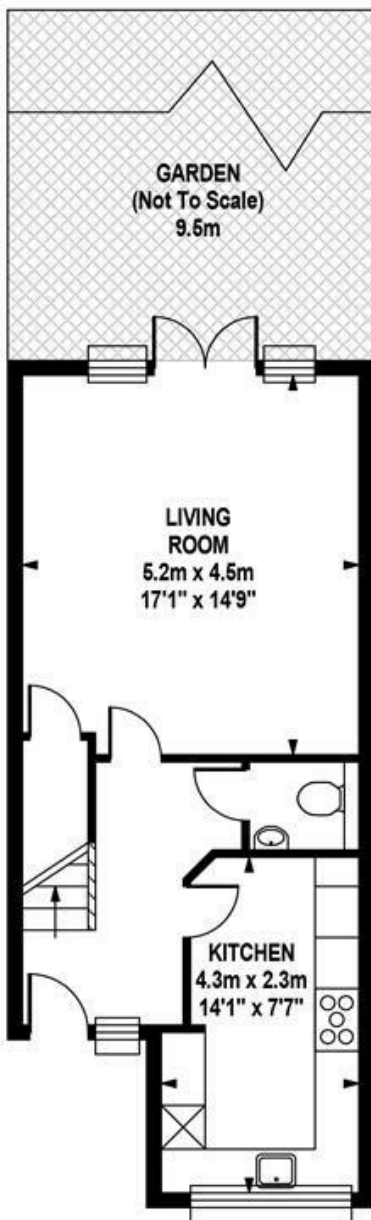
Nunhead boasts some great eateries, including Bar D4100 for pizza, the Old Nun's Head for more varied fayre, and Skehans (No. 1 London pub in Time Out in 2023), which also offers Thai food. The excellent shops include an independent butcher, a grocery shop, a deli and wine shop, the legendary Ayer's bakery, the Goodcup coffee shop, and El Vermut, which sells quality Spanish deli and doubles as a bar.

The pretty library, crafts store, bike shop and fishmonger save you the bother of leaving the locale. 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 Farmers Market on Sunday mornings in Peckham's town square, where you will also find the award-winning library, multiplex cinema and the Pulse Healthy Living Centre – all are within 15 minutes' walk. In the other direction is Nunhead cemetery, one of London's Magnificent Seven Victorian cemeteries, good for exercising the dog or just enjoying the greenery and stunning views of St Paul's and the whole of London.

Service Charge: £562 per annum to cover gardening and maintenance, accountancy, insurance for the communal area and management fees

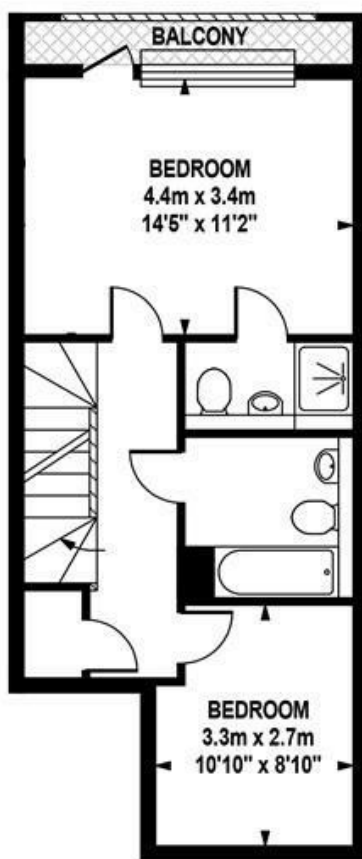
Tenure: Freehold

Council Tax Band: D



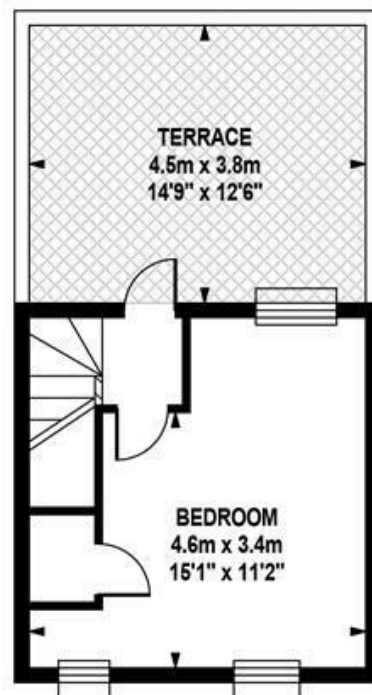
GROUND FLOOR

Approximate Internal Area :-
47.15 sq m / 508 sq ft



FIRST FLOOR

Approximate Internal Area :-
43.11 sq m / 464 sq ft



SECOND FLOOR


Approximate Internal Area :-
22.08 sq m / 38 sq ft



TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 112.34 sq m / 1209 sq ft
Measurements for guidance only / not to scale

GLENTON MEWS SE15
FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; display: inline-block;">89</div>
(81-91) B		<div style="border: 1px solid black; padding: 5px; display: inline-block;">79</div>	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

