

TRAFALGAR AVENUE, PECKHAM, SE15  
LEASEHOLD - SHARE OF FREEHOLD  
£550,000



## SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length: 240 years remaining

Service Charge: ad hoc (split by 3 flats)

Ground Rent: none

## FEATURES

Wonderful Private Garden with Studio

Open Plan Living Area

Triple Glazing

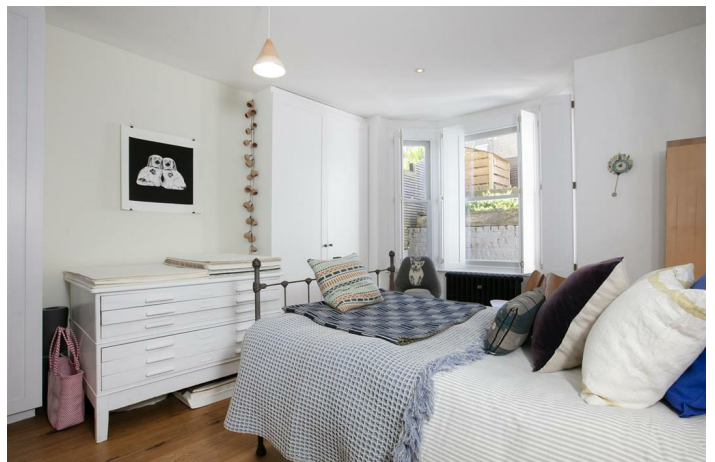
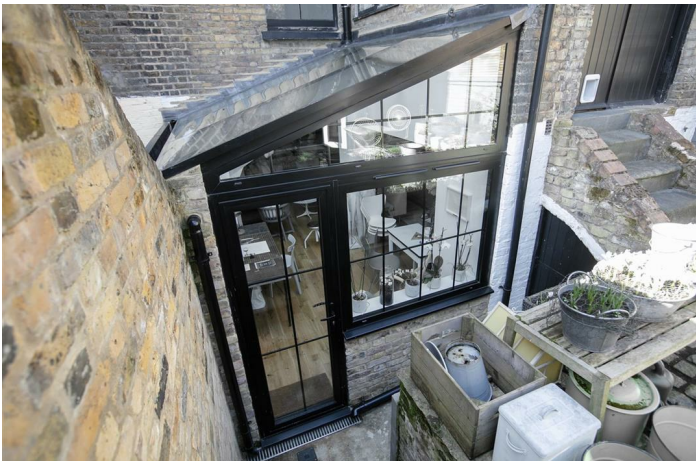
Gorgeous Shower Room

Private Entrance

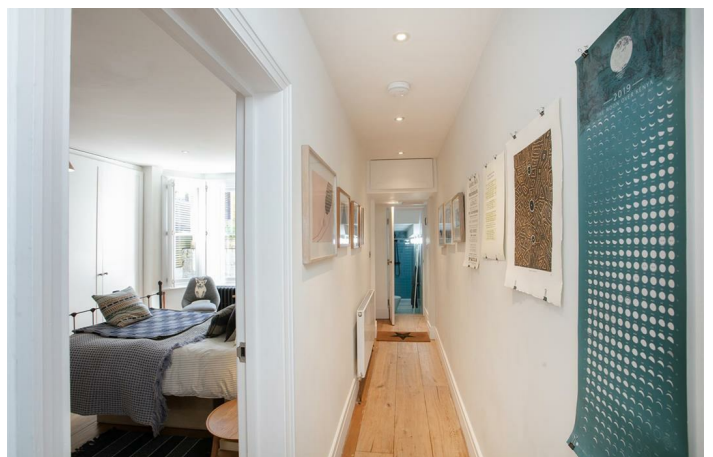
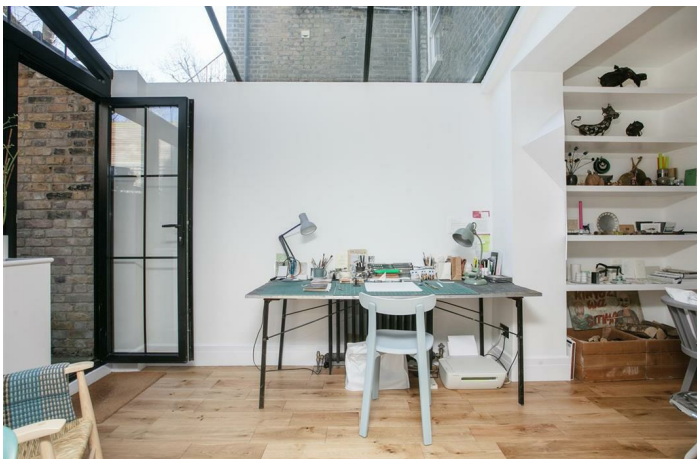
Share of Freehold



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Extra-Special One Bedroom Garden Flat With Gorgeous Studio.

Every square inch of this picture perfect one bedroom period conversion has been cleverly arranged with thoughtful, top quality fittings. Spanning an impressive foot print it enjoys tonnes of light and notably high ceilings. There's a wonderful open-plan living area, proper double bedroom and an expertly executed shower room renovation with Fired Earth tiling and Italian wall lights (yum). Further delights include triple glazing, wood burner and fab wooden flooring. The private rear garden is a wonderful oasis of calm and has a marvellous bright studio ripe for any amount of endeavours.

This is a very central location which makes it really easy to travel anywhere in London. You're within easy reach of Camberwell. Old Kent Road, Bellenden Village and the much loved Borough Market. The much loved Burgess Park is seconds away and benefits from wide open green spaces, tennis courts and even a BMX facility! You're also within easy reach of the city and Elephant & Castle and can even walk to central London in less than an hour! Just a little further up Trafalgar Avenue is the Community Glengall Wharf garden, which is both peaceful and very beautiful, offering a variety of activities or just a lovely place to sit and read.

The tall handsome period exterior sits alongside similarly attractive Victorian properties. The flat is accessed through a shared garden with pretty greenery. A private entrance leads inward to a long hallway with dishy wooden flooring and crisp neutral walls. To your left is a sunken shower room that has been gifted a most impressive refit - Fired Earth tiling, quality suite, matt black shower fittings and a triptych of Italian wall lights.

Further along the hall you find a large bright front-facing double bedroom with super wide bespoke fitted storage and a fab bay window. Contemporary shutters and triple glazing ensure peace and privacy. Double glass-pane doors open rear to your living area which wraps around to the hall to create a fantastic open plan vibe. The space spans the full width of the building with light cascading inward through a semi vaulted glass skylight. There's a wood burner, integrated shelving and low level storage units.

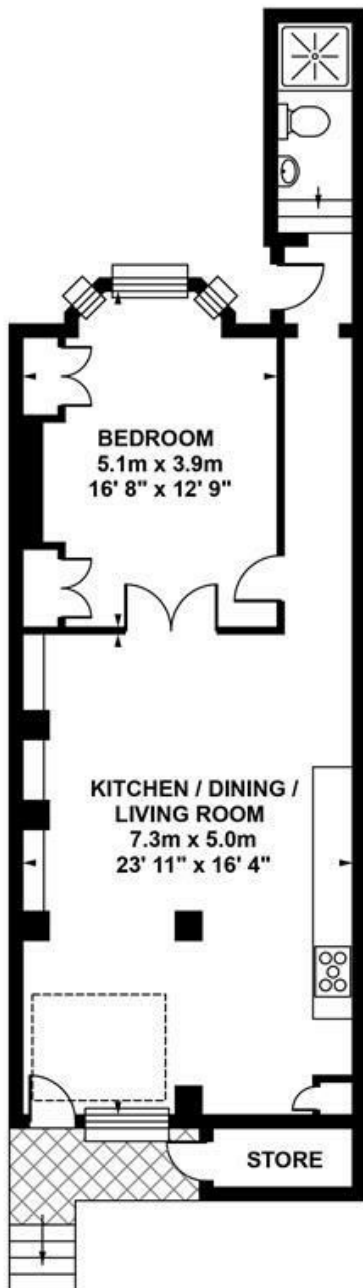
The country-style kitchen runs along the left wall with a ceramic butler sink, Iroko solid counters, integrated dishwasher and a five ring gas range. The dining area precedes your garden access which initially offers handy recessed storage. Steps ascend upward to a lovely private paved patio garden. The studio supplies a most special space - with three long skylights flooding the room with natural light throughout the day. It's the perfect spot for creatives, yoga-lovers or work-from-homers.

Location, location - so central that on a fine day it's an easy walk to the Tate Modern, and the food havens of Bermondsey Street. The City is a 15 minute bus ride away on any number of buses whizzing here, there and everywhere. You can be at Elephant and Castle tube (Zone 1) in a matter of minutes for both the Northern and Bakerloo Lines plus the potential Bakerloo extension is planned just 3 mins away! There's plenty of residential parking to be had right outside the house if you're a motorist. Take an afternoon perambulate by the lake in Burgess Park and then tea in the café. You can even fish! At the heart of a locality dripping with historical significance including the infamous assignations between Lord Nelson (thus Trafalgar Avenue) and the profligate Lady Emma Hamilton allegedly took place just a few doors away. You're literally on the border of Bermondsey, Camberwell and Peckham (voted the coolest place to live in London) with easy access to the West End.

Tenure: Share of Freehold

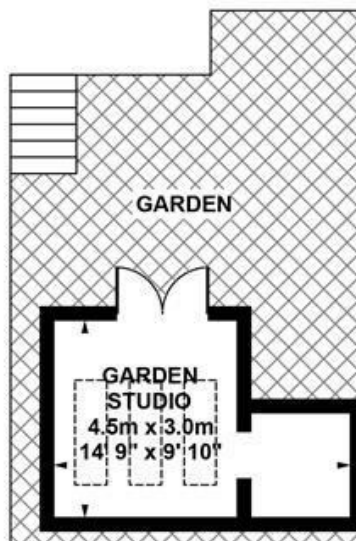
Lease Length: 240 years

Council Tax Band: C



**LOWER GROUND FLOOR**

Approximate. internal area :  
67.67 sqm / 728 sq ft



**GROUND FLOOR**

Approximate. internal area :  
11.07 sqm / 119 sq ft



**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 78.74 sqm / 847 sq ft

Measurements for guidance only / Not to scale

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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

