

ASHMORE CLOSE, PECKHAM, SE15

FREEHOLD

£565,000



SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

FEATURES

Overlooking Sumner Road Park
Generous Rear Garden
Well Arranged Location
Close to Endless Amenities
Freehold



ASHMORE CLOSE SE15

FREEHOLD



Excellent Two Bed House with Generous Garden & Park Views - CHAIN FREE

What a fab spot to call home! Sitting along the fringes of Sumner Road Park, this tidy two bedder ticks all the boxes! Spread over two well arranged floors, the property enjoys ample slumber, living and cooking space along with the generous rear garden. You're literally seconds from the park - it's a great spot for dogs and kids to run free. This is London living at its very best. If you're in the mood for more leafy R&R have a ramble to the wonderful Burgess Park. You're also within easy reach of the endless social pursuits of Camberwell and Peckham - that's food, culture, art and shopping!

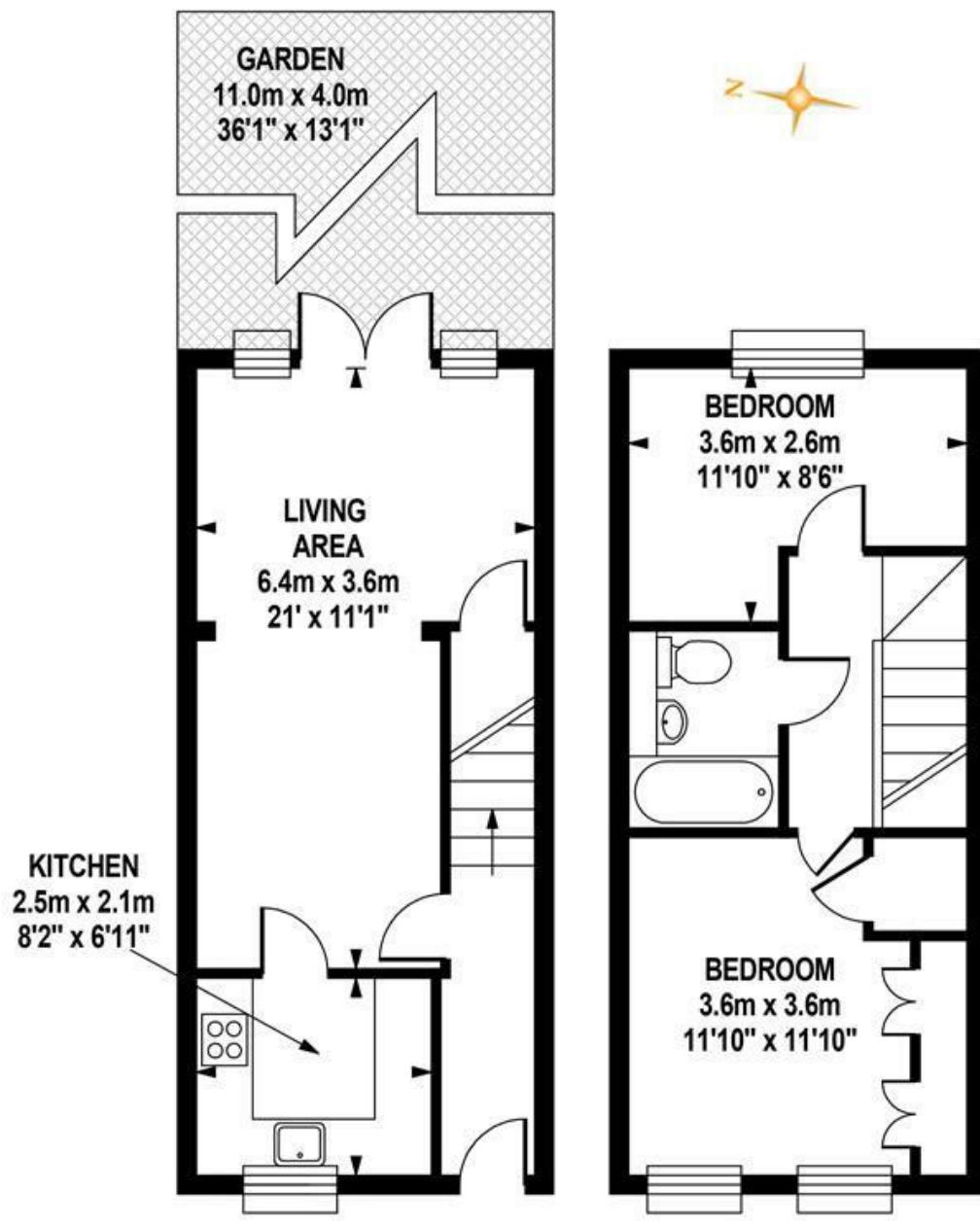
Rye Lane offers a multitude of shopping and leisure facilities and Bellenden Road enjoys an unmistakably villagey vibe. There are fast and frequent services to central London Bridge and Blackfriars from Peckham Rye station (about 10-minute walk away). The fab Windrush line leaves from here also and will have you slinking down Shoreditch High Street in a mere 20 mins! Clapham High Street, Islington and Clapham Junction are also easy. Alternatively, you can grab a bus within seconds of your house which will whisk you to Elephant and Castle, London Bridge, Waterloo the West End or the City.

The house sits back from the street behind an off-street parking bay. A neat inner hallway leads onward to a large reception which offers ample dining and lounging space. A well appointed kitchen fronts the street with cabinet and counter space on three sides. Glass doors open rear from the living space to your peaceful and generous rear garden. Upstairs you meet a large front-facing double bedroom which peers toward the park. There's a wall of recessed fitted storage and access to the boiler. A second bedroom faces rear over the garden and there's a well arranged bathroom in between the two rooms, accessed off the landing.

Location, location - on a fine day you could walk to Butlers Wharf and the Tate Modern! The City is a 10 minute bus ride away. When the working week is over you can relax in Burgess Park an easy walk away. Take an afternoon perambulate by the lake and then tea in the café. You can even fish! Old Kent Road offers a multitude of amenities and you're within easy reach of pucker Peckham for more retail/social therapy. A Sunday 'Farmers Market' and monthly 'French Market' are held next to the Pulse leisure centre - it's a great spot for local produce and nice to know you're reducing your carbon footprint to baby steps. Peckham's art scene is thriving. The South London Gallery is 15 minutes walk and the local Camberwell College of Arts ensures a flood of creative types.

Tenure: Freehold

Council Tax Band: F



GROUND FLOOR

Approximate Internal Area :-
30.94 sq m / 333 sq ft

FIRST FLOOR

Approximate Internal Area :-
30.94 sq m / 333 sq ft

TOTAL APPROX. FLOOR AREA

Approximate Internal Area :- 61.87sq m / 666 sq ft
Measurements for guidance only / not to scale

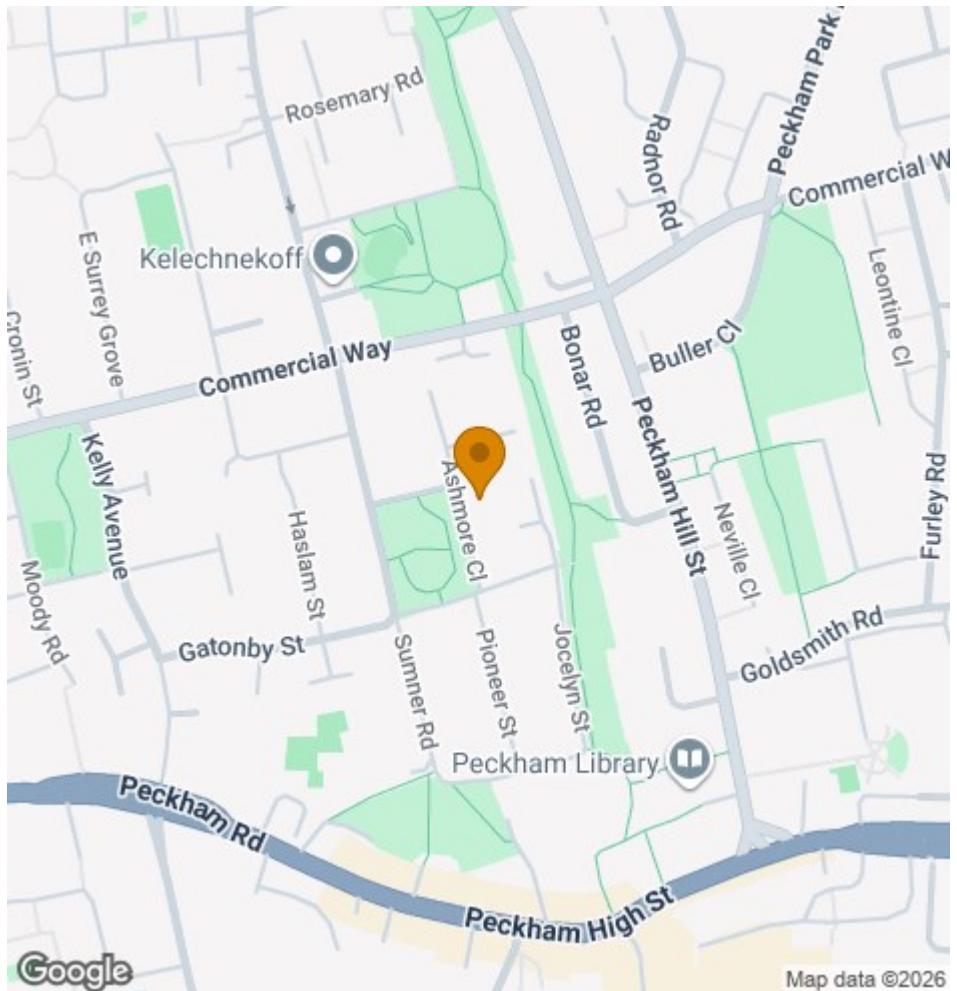
ASHMORE CLOSE SE15

FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.



Wooster & Stock

17 Nunhead Green
London SE15 3QQ
020 7952 0595
sales@woosterstock.co.uk

WOOSTERSTOCK.CO.UK