Wooster & Stock

BURCHELL ROAD, PECKHAM, SE15

LEASEHOLD

£375,000

SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

Lease Length : 94 years remaining
Service Charge : £550 per annum
Ground Rent : £10 per annum

FEATURES

Separate Living and Dining Areas
Feature Fireplaces
Mature and Convenient Location
Newly Installed Boiler
Loft Space Potential
Leasehold

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Nicely Arranged One Bed Period Conversion in Convenient Location with Potential to Extend - CHAIN FREE.

Taking the entire top floor of a well placed Victorian building, this spacious one bedder supplies a comfortably appointed living environment. The property enjoys a ground floor entrance, separate dining and living areas and some characterful features. The accommodation comprises a bright reception, double bedroom, kitchen/diner and bathroom. A sizeable storage space supplies exciting development opportunities, subject to planning permission. Queens Road Station is an easy 3 minute stroll for swift London Bridge services and the fab London Overground line. That'll have you strutting down Shoreditch High Street in no time. Clapham Junction is a 19 journey for the other branch of the London Overground and further services.

Burchell Road is a no-through road, ensuring a peaceful and pleasant environment. A handsome exterior leads inward to the shared hallways where you find the flat's ground floor entrance. The inner stairwell invites you upward to the landing which has plenty of hanging space. The bright and airy reception fronts the street through two original sash windows. An ornate feature fireplace is flanked on either side by integrated shelving and some low level bespoke storage units. Lovely stained original timber floors run the full width. Next comes your pretty double bedroom which has a rear facing double glazed window and carpeting. This faces over surrounding gardens meaning a peaceful night's sleep. The kitchen/diner boasts recently installed distressed engineered flooring and a generous flurry of hard wood counter space. This sits over contemporary cabinets and appliances include a four ring gas hob. There's space for a family dining table and further pantry-storage. Beyond this you find further deep storage opposite the perfect spot for a fridge/freezer. Last but not least comes a recently renovated bathroom with wood panelled bath, white suite and heated towel rail. The property further benefits from a newly installed boiler.

London Bridge services from Queen's Road Station take a mere 10 minutes! In addition, The London Overground Line offers services to Clapham, Canada Water, Shoreditch and Islington. Canary Wharf can be reached in around 15 minutes making the flat ideal for a city worker who wants to benefit from the endless social delights of Peckham. This is a well connected location with good bus links into town from the end of the road - the 436 will take you all the way to Paddington and once in Peckham you have the option of the ubiquitous number 12. The 177 takes you up and down Queen's Road/New Cross Road all the way up to Greenwich/Deptford and the river. Peckham Rye and and Telegraph Hill parks are both 15 minutes walk. Shopping and leisure couldn't be easier with Peckham High Street and Camberwell close by. On your doorstep are the acclaimed Peckham Library, the Peckham Pulse Leisure Centre and boho amenities of Bellenden Road with cafés, bars and restaurants plus a good bookshop and boutiques - it's a pleasurable way to spend a Saturday afternoon! Kender Primary is a short stroll for the kids too.

Even closer are the cafes and eateries of Queens Road. Kudu promises amazing food and Beer Rebellion has some fantastic craft beers. Other hotspots include Mama Dough, Well & Fed and the Peckham Cellars for fine wine. For coffee there's Blackbird Bakery and Well & Fed, and for excellent cocktails there's Smokey Kudu which is in the neighbouring railway arch to Blackbird.

Tenure: Leasehold

Lease Length: 94 years remaining

Council Tax Band: B

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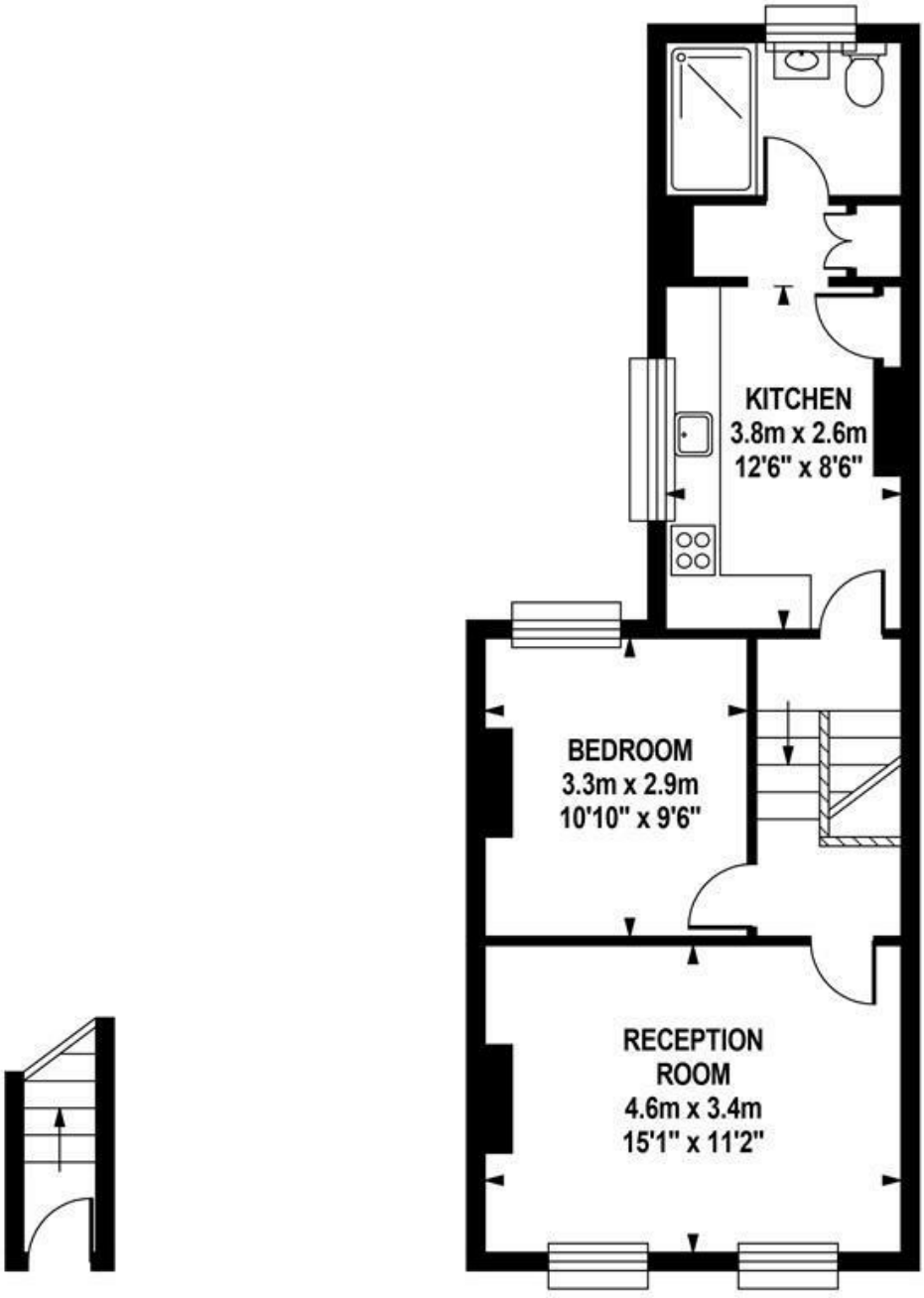

GROUND FLOOR

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

FIRST FLOOR

Approximate Internal Area :-
48.44 sq m / 521 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 50.28sq m / 541 sq ft
Measurements for guidance only / not to scale

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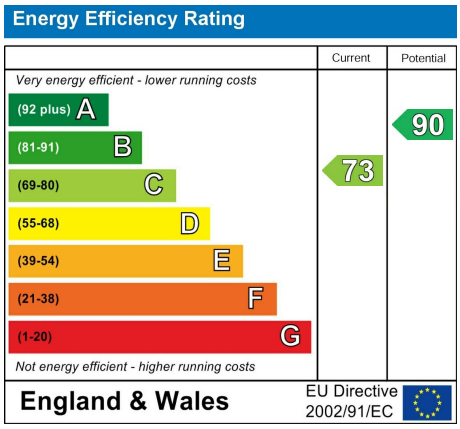
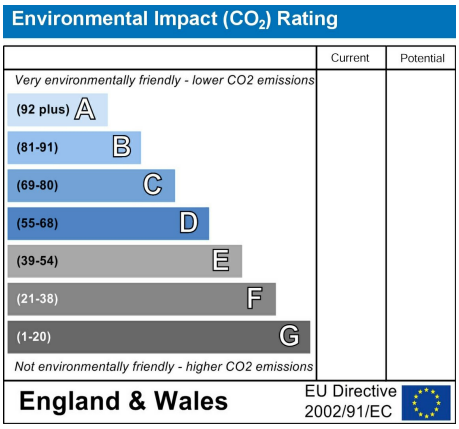
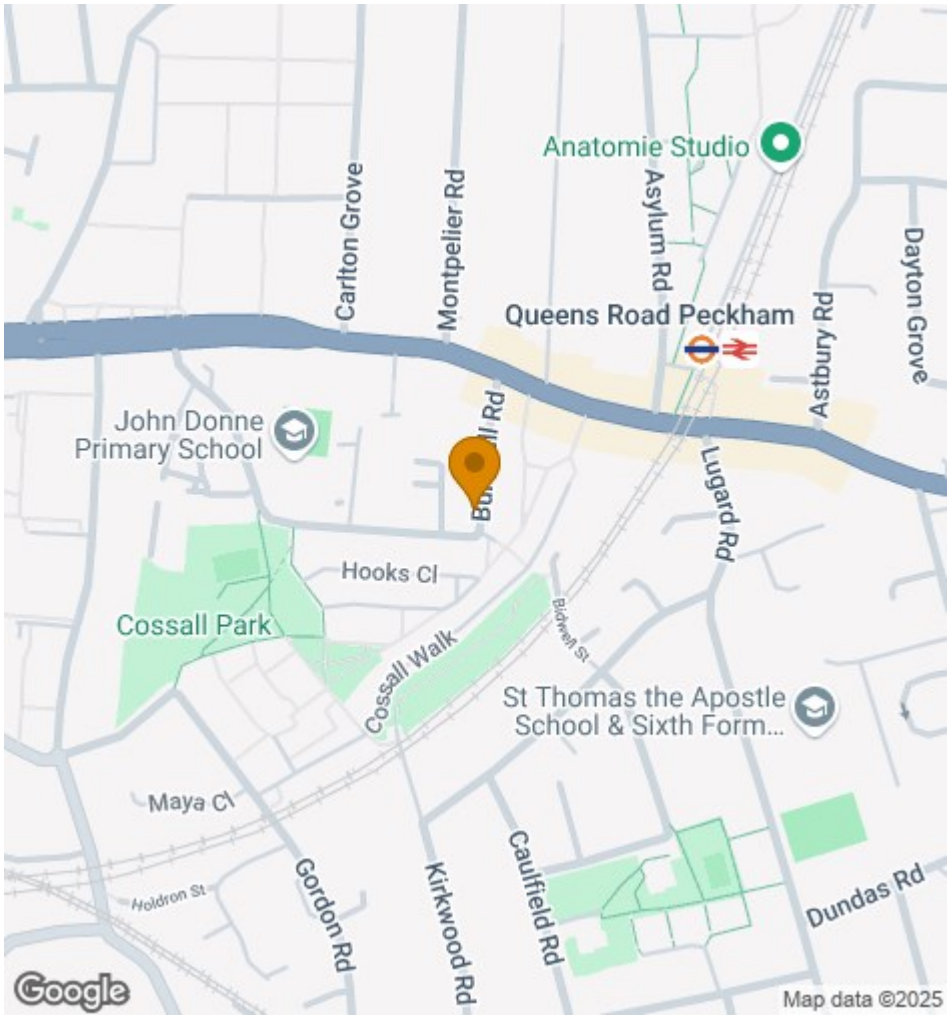
LEASEHOLD





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