

ASYLUM ROAD, PECKHAM, SE15  
LEASEHOLD  
GUIDE PRICE £550,000 TO £600,000



## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 153 years remaining

Service Charge : n/a

Ground Rent : n/a

## FEATURES

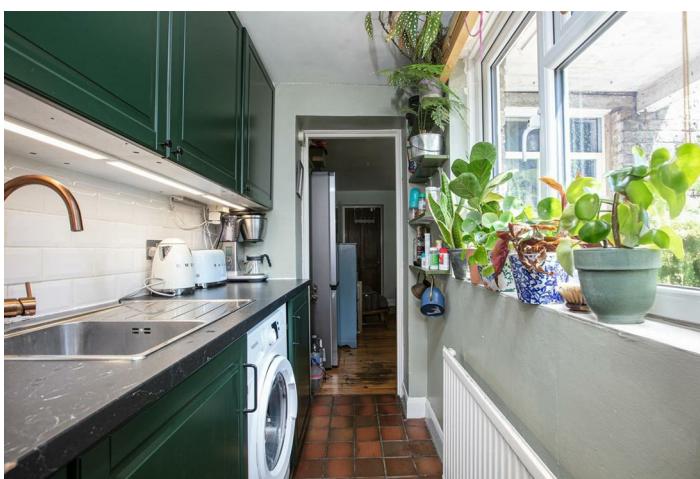
Private Garden

Close to all Amenities

Private Entrance

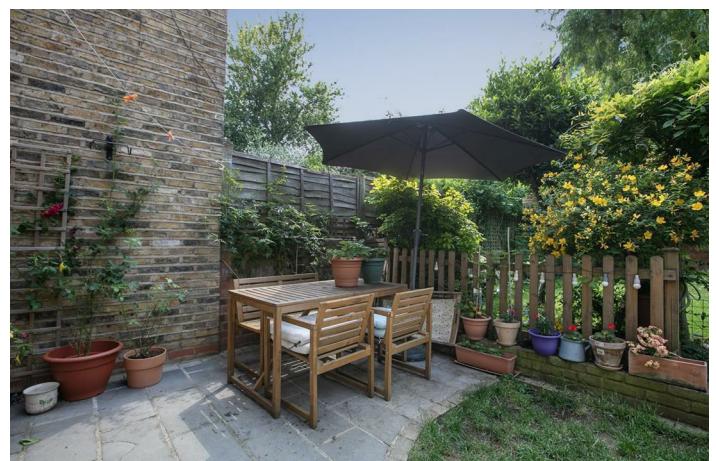
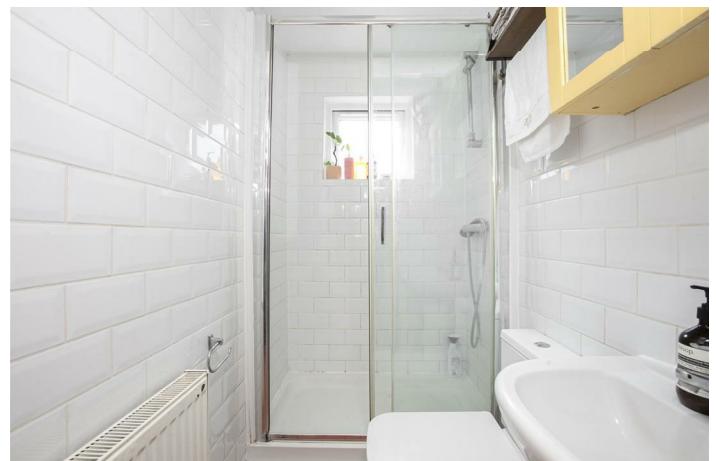
Plenty of Storage

Leashold



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Wooster  
& Stock

GUIDE PRICE £550,000 to £600,000.

Well-Placed Two Bedroom Period Garden Flat.

There are so many positives to this fab two bedder! The property enjoys a private entrance, private garden and a generous layout on the entire lower ground floor of a handsome period building. The accommodation comprises a comfortable reception room with adjoining kitchen, two bright bedrooms, shower room and a super handy storage room. The location leaves you within easy walking of abundant pleasantries including cafes, bars and transport. Brimington Park is also nearby for some leafy r&r. The Meeting House and Well & Fed cafes are just a two minute stroll and you're close to arguably Peckham's best bakery the much-loved 'Eagle Eats Bakery'. Heading 'out-out'? We love the highly-considered Peckham Cellars and bustling Beer Rebellion. This is in addition to the seemingly endless social attractions of Rye Lane and nearby Bellenden Village. Queens Road Station (mainline & London Overground Line) is less than a 5 minute walk for regular swift services to London Bridge in around 7 minutes. Alternatively, Peckham Rye station is a 15 minute walk for Victoria and Blackfriars/City options too.

The building stands tall behind surrounding mature trees. A shared front garden leads inward to your secure private entrance. A tiled inner entrance lobby offers a fab walk-in storage space and a fully tiled shower room on the opposite side. The reception invites you forth and enjoys wooden floors and plenty of space for lounging and dining. Both of your well appointed bedrooms front the street with large sash windows. A neat galley kitchen with ivy green cabinets and side aspect casement completes the interior. The sunny, welcoming garden is accessed through a tall glass door in the living room. It's a well sized space with lawn and al-fresco dining opportunities.

Several bus routes serve nearby Old Kent Road. Transport links are due to be further improved by the much anticipated Bakerloo Line. Burgess Park with its lakes, hills, old Victorian buildings and tennis club is one of the most impressive Urban parks in South London – just a 10 minute stroll away along the old canal pathway from the home. We love Frank's Cafe roof top bar and restaurant - great for some tunes and views. The much-loved Prince of Peckham is just a short stroll for some fab soul food and the Copper Tap and craft ale pub, Beer Rebellion are both within staggering distance. Even closer are the cafes and eateries of Queens Road. Check out Kudu, Smokey Kudu and the Blackbird Bakery for a coffee before the commute. Keeping fit? Peckham Pulse is a short walk and has a great gym, two swimming pools and loads of evening classes. Endless yoga classes are only 15 minutes away from the property on Rye Lane in the Bussey Building or Peckham Levels, including hot yoga. Asda, Tesco & Lidl supermarkets are all within easy reach on the Old Kent Road), or there's a big Morrisons in Peckham.

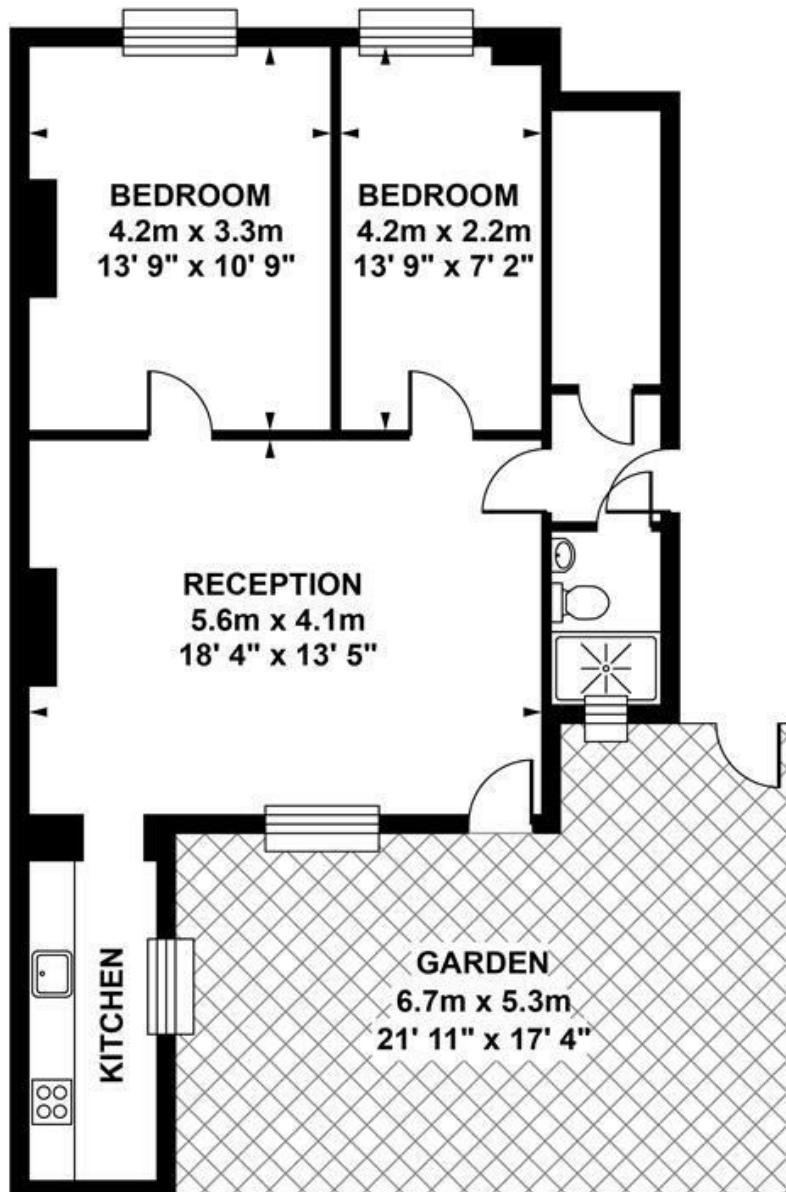
Tenure: Leasehold

Lease Length: 153 years remaining

Council Tax Band: C

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## LOWER GROUND FLOOR

Approximate. internal area :  
60.98 sqm / 656 sq ft

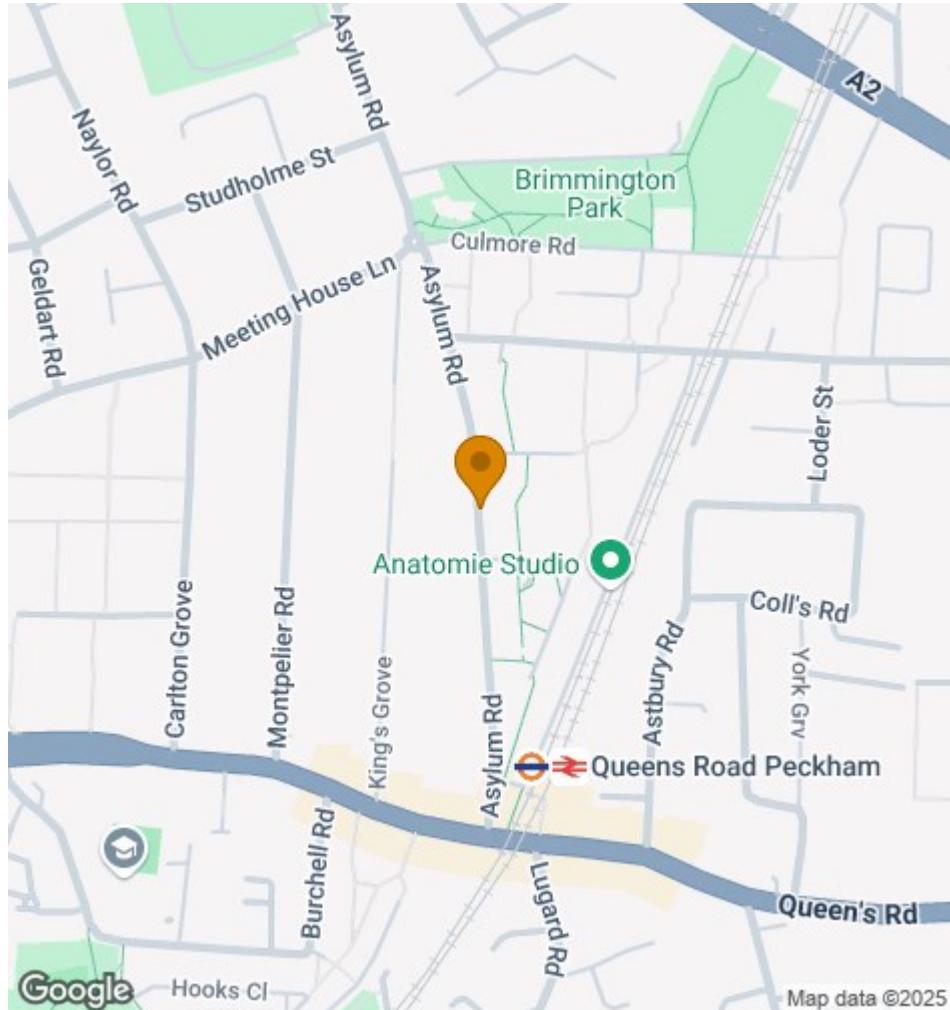


# ASYLUM ROAD SE15

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	73	80	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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