

CONSORT ROAD, NUNHEAD, SE15  
LEASEHOLD  
£495,000



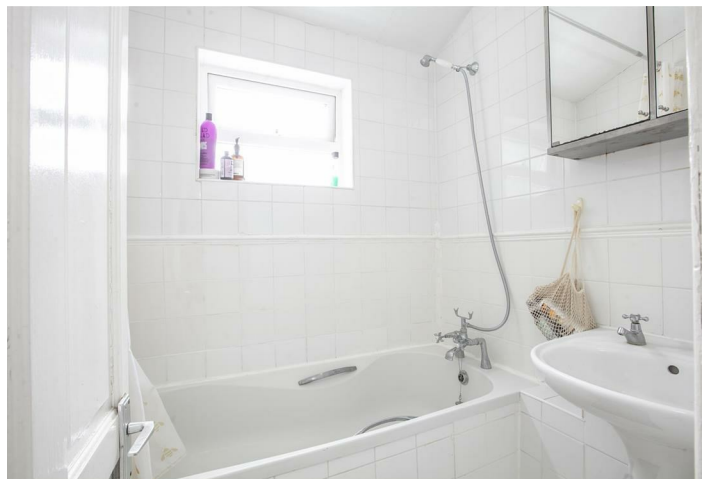
## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

Lease Length : 199 years remaining  
Service Charge : £1000 per annum  
Ground Rent : £0

## FEATURES

Top Floor  
Landmark Exterior Mural  
Original Feature Fireplace  
Front Garden  
Leasehold



CONSORT ROAD SE15

LEASEHOLD



## CONSORT ROAD SE15

### LEASEHOLD



Bright Top Floor Two Bed Victorian conversion With Front Garden & Fantastic Mural - CHAIN FREE.

Be a part of Peckham's vibrant Art landscape with this spacious top floor two bedroom period conversion. Featuring a mural by 'Faith 47' on the gable wall, the property is listed on Google Arts and Culture and in numerous art publications including 'Street Art Fine Art'. The landmark piece is also part of the Dulwich Outdoor Gallery. Accommodation comprises an airy reception, two bright bedrooms, separate kitchen/diner, bathroom and separate wc. The flat comes with sole ownership and use of the front garden - it's a great spot to enjoy the sun. The location leaves you within an easy stroll of the countless amenities of Peckham, East Dulwich and Nunhead. Peckham Rye Park and Common are nearby and your commute is taken care of with Peckham Rye and Nunhead Stations.

A generous private front garden with plenty of space for seating leads inward to a communal entrance. You find your inner door on the ground floor. The upper landing is long and neutrally decorated. It'll even fit a neat seating arrangement. To the front sits a large reception with feature fireplace, simple coving and an uninterrupted view. A large double bedroom comes next along the hall enjoying a peaceful rear aspect. Bedroom two shares the front spot and will comfortably fit a double bed. Further along the hall you meet a bathroom and separate wc - which helps the morning madness. Last but not least comes the kitchen/diner which has a bright leafy aspect.

You are perfectly positioned here to make use of the excellent amenities within the area. Head down Rye Lane for a plethora of fruit and veg stalls, food stalls as well as shops of every description. Some cracking restaurants have opened here recently too (the Refreshment Rooms on Blenheim Grove is well worth a visit). Nearby Nunhead is really moving up in the world. In addition to the excellent fishmonger Soper's and the terrific deli Bambuni, there are great places for eating out like the lovely Habit for brunch, and Babette's fantastic French bistro. Lordship Lane's endless list of social endeavours will also entice. Local green spaces include Peckham Rye park and gothic Nunhead Cemetery, often used as a location for filming. One of London's 'Magnificent Seven' Victorian cemeteries, it is widely considered a hidden gem offering atmospheric strolls and great views over London. For transport, the fab London Overground line at Peckham Rye will whisk you to Canary Wharf (via Canada Water) in no time. Shoreditch is a cinch and you can get to Clapham High Street and Clapham Junction in the other direction. Nunhead station is a mere ten minute walk and provides regular trains to Victoria (15 minutes), Blackfriars (Thameslink) and St Pancras (30 minutes).

Tenure: Leasehold

Lease Length: 199 years

Council Tax Band: C

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## FIRST FLOOR

Approximate. internal area :  
67.27 sqm / 724 sq ft

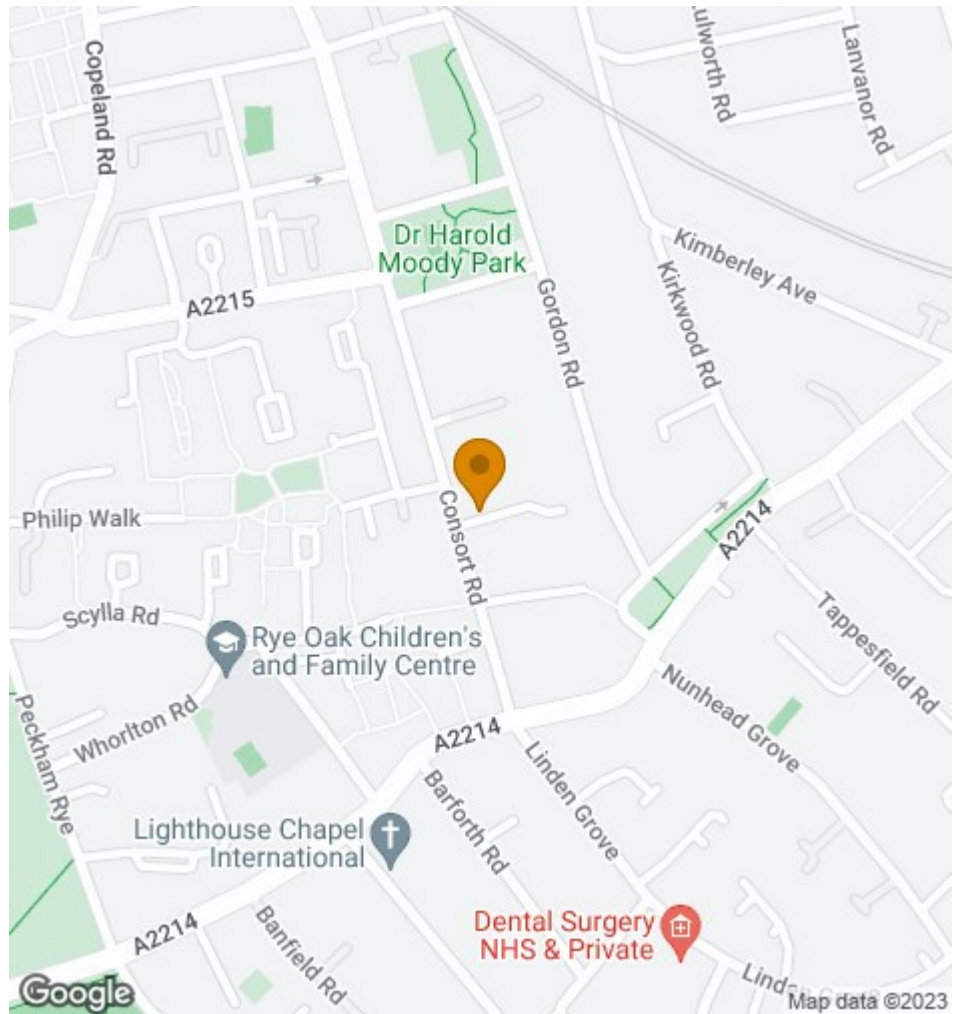
# CONSORT ROAD SE15

LEASEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



**WOOSTER & STOCK**

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